

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGROVE
March 13, 2023**

Members present included: Brian Wentzel, Dan Kuruna, Chris Fetter, Jon Payne and Laura Fellencer

Members Excused: Ken Herman Jr., Marvin Weaver and Robert Grayston

Also Present: Manager Julie Hartley and Solicitor Jim Bathgate

The meeting was called to order by Chairman Brian Wentzel at 6:31 pm.

On motion by Dan Kuruna and seconded by Chris Fetter, and carried on a 4-0 vote with Brian Wentzel abstaining, the minutes of the February 13, 2023 Planning Commission meeting were approved as presented.

Persons to be Heard: None

New Business:

Recommend Laura Fellencer as Regular Member – On motion by Dan Kuruna and seconded by Brian Wentzel, and carried on a 5-0 vote, to make Laura Fellencer a regular member of the Planning Commission.

Recommend Robert Grayston as Alternate Member – On motion by Jon Payne and seconded by Dan Kuruna, and carried on a 5-0 vote, to make Robert Grayston an Alternate Member of the Planning Commission.

Review LOMA Application – Jim shared that a LOMA application has been submitted to the Township for signature. He explained that a LOMA application is filed when the owners of a property do not think that their property or a portion of their property should be included in the flood plain. This application is for 2992 Middle Creek Road and is currently designated as being in the floodway. Because of the current designation, Jim suggested having the Township Engineer review the LOMA. **On motion by Dan Kuruna and seconded by Chris Fetter, and carried on a 5-0 vote, to recommend to the Board of Supervisors that Chad Shaffer review the LOMA Application for 2992 Middle Creek Road.**

Review Flood Plain Permit – Jim informed the Planning Commission that a flood plain permit was received for 85 Old Colony Road in phase three of the Meadowview Development. The permit is for a new residential structure and fill. It is located in the one-hundred-year flood plain. The Flood Plain Ordinance requires that the Snyder County Conservation submit an opinion. It also requires that any new structure including the basement should be above the base flood elevation and that fill, under section 503, does not add to the flood elevation. Jim suggested that because of the technical requirements, the township engineer should review the application. **On motion by Dan Kuruna and seconded by Laura Fellencer, and carried on a 5-0 vote, to recommend to the Board of Supervisors that Chad Shaffer review the Flood Plain Application for 85 Old Colony Road.**

Old Business:

Medical Marijuana Ordinance – The Planning Commission reviewed the draft Medical Marijuana Ordinance and revised the following:

- 1) Section 2 c – i. through v.; remove
- 2) Section 2 d; remove
- 3) Section 2 f; remove “(Section 802 of Act 16 of 2016)
- 4) Section 3 b; remove “residential area” and “(Section 802 of Act 16 of 2016)
- 5) Section 3 c; add “Medical Marijuana” in front of Act; add at end “35 P.S. Section 10231.101 et seq.”
- 6) Section 3 d; remove whole section

The draft medical marijuana ordinance will be reviewed at the next Planning Commission meeting.

Subdivision and Land Development Ordinance – Tabled

Ethics Commission Forms – Planning Commission reminded to turn in forms.

Public Comment: None

FYI:

- Bright Farms – Final LD, filed 6.17.20, due 4.14.23

Adjournment – On motion by Jon Payne, and seconded by Dan Kuruna, and carried on a 5-0 vote, the Planning Commission meeting was adjourned at 7:31 p.m.

Respectfully submitted,
Julie Hartley, Township Manager