

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
March 14, 2022**

Members present included: Brian Wentzel, Marvin Weaver, Ken Herman Jr., Dan Kuruna and Jon Payne

Members Excused: Derek Straub 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 Jon Payne, and seconded by Ken Herman Jr., and carried on a 4-0 vote, the minutes of the February 28, 2022 Planning Commission meeting were approved as presented.

Persons to be Heard: None

New Business:

Farmette in Zones – The zones that were decided at an earlier workshop to permit farmettes, are RR, R1 and AC.

Farmette Conditional Use Section – The farmette conditional use section was reviewed and will remain the same.

Occupancy Permits – The occupancy permit section was reviewed and the following sentence was added, “No occupancy permit shall be issued until the owner receives any required building and zoning permits from the township.”

Principal Uses per Property/Special Conditions or Conditional Use – The Planning Commission discussed whether or not principal uses per lot should be limited. After review no decisions to change this section were suggested.

Air BnB, Short Term Leases – Discussion was held on whether or not regulations should be added to the zoning ordinance regarding Air BnB/Short Term Leases. No regulations will be added at this time.

Subdivisions allowed in AC – The Section 411.5 table of Acres will be moved to section 411.1 and will be renamed, “411.1 (A): Table – Acreage”. The changes will be reviewed at the next Planning Commission meeting.

Cottontail Solar 6 – It was requested by Cottontail Solar 6 that discussion would be held concerning the two parcels that will contain the electric tie-ins but were not included in the conditional use hearing. They propose to advertise, mail notices to adjoining land owners, and post the parcels to allow discussion at the April 25th Planning Commission Meeting. This will allow all adjoining land owners the opportunity to question the tie-in portion of the project. Jim Bathgate will contact the project management team to proceed with the meeting.

Old Business:

Ethics Commission Forms are due.

FYI:

- Bright Farms – Final LD, filed 6.17.20, due 5.6.22
- VFW Subdivision, filed 1.5.21, due 4.29.22
- Lester Sensenig Land Development, filed 3.22.21, due 5.13.22
- Cottontail Solar 6, LLC Land Development, filed 12.7.21, due 4.13.22
- Ellie Herman, Conditional Use Hearing, filed 2.16.22, due 4.15.22, hearing 4.6.22

Adjournment – On motion Dan Kuruna and seconded by Ken Herman Jr., and carried on a 5-0 vote, the Planning Commission meeting was adjourned at 7:55 p.m.

Respectfully submitted,
Julie Hartley, Township Manager