

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINGSGROVE  
March 22, 2021**

**Members present included:** Derek Straub via Zoom, Alternate Dan Kuruna, Marvin Weaver, Robert Grayston, Brian Wentzel, Jon Payne and Ken Herman Jr.

**Members Excused:** Chris Hixson

**Also Present:** Solicitor Jim Bathgate, Manager Julie Hartley, Charles Axtman, Laban Sensenig, Benito Valentin, Chad Shaffer, Brian Snyder, Bob Garrett, Melissa Galfano and Jesses Stauffer.

**The meeting was called to order by Chairman Brian Wentzel at 6:55 pm.**

**On motion by Robert Grayston and seconded by Jon Payne, and carried on an 6-0 vote, the minutes of the March 8, 2021 Planning Commission meeting were approved as presented.**

**Persons to be Heard:**

Chad Shaffer presented a zoning variance request for High Caliber Cranes, LLC to be able to buy, refurbish and sell cranes at 2613 Rte. 522, Selingsgrove. In order for Brian Snyder to obtain a dealer's license he must provide documentation that it is an allowable use within parcel 13-03-158. Jim Bathgate advised that the Zoning Hearing Board's decision is based on whether or not there is a hardship. Chad Shaffer noted that the hardship would be that the business could not expand and would have to potentially move if unable to get a dealer's license.

After discussion the following motion was made:

**On motion by Robert Grayston and seconded by Derek Straub, and carried on a 6-0 vote, it is recommended that the Zoning Hearing Board approve the Zoning Variance.**

Charles Axtman representing Lester Sensenig presented an add-on subdivision plan and land use to combine lot 7 and 8 in Pawling Station Business Park and add grain bins. The additional acreage will increase the needed pervious surface, allow room for additional grain silos and eliminate a set-back issue with one of the proposed bins. Lot 7 has a Conditional Use on record allowing grain storage silos but Lot 8 does not. A Conditional Use hearing may be needed if the Board of Supervisors deems it necessary. If any road damage occurs during the construction at Pawling Station Grain, LLC, they will be responsible to repair the roads.

After discussion the following motion was made:

**On motion by Robert Grayston and seconded by Marvin Weaver, and carried on a 6-0 vote, it is recommended that the Board of Supervisors approve the Final Land Development Plan and Add-on Subdivision once the following items are executed:**

- 1) **A note on the plan about the Conditional Use findings for Lot 7, parcel 13-03-289**
- 2) **Three lines added for Supervisor's Signatures**
- 3) **Approval letter from Snyder County Planning**
- 4) **Approval letter from Snyder County Conservation District**
- 5) **NPDS permit from DEP**
- 6) **Plans signed by owners and notarized**

Melissa Galfano from Trinity Solar, Inc. presented a solar roof mounted project proposed for 1385 Foxboro Road, parcel 13-02-054 owned by Benito Valentin. She noted that the design and installation conform to industry standards and that they have been in the solar business for over 10 years. During the two and one-half years installing systems in Pennsylvania they average 80 to 100 systems a month and have done tens of thousands in neighboring New Jersey. Proposed electricity production cannot exceed 10% of the home's average usage. Trinity is responsible to maintain the system when the customer is under a lease agreement. The lease is 25 years. They are certified with DEP and their transmission lines do not require trenching. The public utility company has been notified of the project. The system does not emit radiation or cause glare. The system will be on the back of the home not facing any neighbors. The panels will not protrude from the roof edge and the project will meet all building and construction codes. In the case of foreclosure, Trinity Solar, Inc. would be responsible for removal of the panels.

**On motion by Marvin Weaver and seconded by Ken Herman Jr., and carried on a 6-0 vote, it is recommended that the Board of Supervisors approve the Conditional Use once the following items are executed:**

- 1) **Applicant must acknowledge in writing and be notarized that the issuing of said permit for a solar energy system shall not and does not create in the property owner, its, his, her or their successors and assigns in title or, create in the property itself: (a) the right to remain free of shadows and/or obstructions to solar**

energy caused by development of adjoining or other property or the growth of any trees or vegetation on such property; or (b) the right to prohibit the development on or growth of any trees or vegetation on such property.

**2) A decommissioning bond must be issued to the Township.**

Scott Shambach presented an Ad-on Subdivision for Wayne and Debra Brouse of 1607 Rte. 204. The parcel, 13-06-014, that will be added is 0.271 acres to the adjoining property currently consisting of 1.38 acres, parcel 13-06-057. The combined acreage will be 1.651 acres. There is no new construction proposed at this time. The lots are in the R1, Residential Low Density, zone. After discussion the following motion was made:

**On motion by Jon Payne and seconded by Robert Grayston, and carried on a 6-0 vote, it is recommended that the Board of Supervisors approve the Add-on Subdivision once the following items are executed:**

- 1) Add existing structures to the plans.**
- 2) Show existing driveway on plans.**
- 3) Add three lines for Supervisor's signatures.**
- 4) Add topography lines.**
- 5) Add County Planning Commission approval notes to plan.**
- 6) Owner's signature notarized on plans.**
- 7) Show existing well and septic for lot 57 on plans.**

Bob Garrett of the Greater Susquehanna Valley Chamber of Commerce presented the draft Comprehensive Plan. A date for the public hearing will be set at the next Supervisor's meeting on April 7<sup>th</sup>.

**New Business:**

**Old Business:**

**FYI-**

- Bright Farms – Final LD, filed 6.17.20, due 5.14.21
- RBBB Holdings/Ron Brubaker – Final LD, filed 8.25.20, due 4.21.21
- VFW, filed 1.5.21, due 4.21.21
- Trinity Solar Cond. Use for Benito Valentin filed 2.17.21, due 4.16.21, hearing 4.7.21
- High Caliber Cranes, Zoning Variance, filed 1.25.21, due 3.26.21, hearing 3.24.21
- Wayne Brouse, Add-on Subdivision, filed 2.26.21, due 5.25.21
- Diversified Management Conditional Use, filed 3.17.21, due 5.14.21, hearing 5.5.21
- Lester Sensenig Conditional Use, filed 3.17.21, due 5.14.21, hearing 5.5.21
- Lester Sensenig Add-on Subdivision, filed 3.22.21, due 6.18.21

**Adjournment – On motion by Robert Grayston and seconded by Jon Payne, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 8:36 p.m.**

Respectfully submitted,  
Julie Hartley, Township Manager