

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
March 25, 2024**

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

Members Excused: Laura Fellencer and Robert Grayston

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate, Engineer Chad Shaffer, Supervisor Isaac Ramer Jr. and Charles Axtmann

The meeting was called to order by Chairman Brian Wentzel at 6:30 pm.

On motion by Ken Herman Jr. and seconded by Chris Fetter, and carried on a 6-0 vote, the minutes of the March 11, 2024 Planning Commission meeting were approved as presented.

Persons to be Heard:

Charles Axtmann, Fike Brothers Carpet One Land Development – Charles Axtmann passed out a letter responding to the comments given by Chad Shaffer. He asked about the buffer and Chad said to refer to the ordinance for guidance. He continued by pointing out the two drainage areas which the first is an underground basin which then drains to an underground pipe. Parking requirements were discussed and the parking area will be adjusted to the required spaces and placed on revised plans. Chad mentioned that the Highway Occupancy Permit will need reviewed for possible increased volume. It was noted that all adjoining properties to the access road have an easement. Jim said that the easement should be noted on the revised plans. Chad said he checked the impervious coverage and it is within the limits for the zone. Public water and sewer are available for the project and the project has loading spaces for the warehouse that will be constructed in phase two. Fike Brother's Carpet One will need to file an extension letter to allow enough time for the plan revision and supply new plans showing the changes required.

New Business:

Riteway Sealing Conditional Use Hearing – A Conditional Use Hearing for Riteway Sealing is scheduled for April 3, 2024 that will be asking to have an auto related business in the Highway Commercial Zone. This use needs a Conditional Use granted and is subject to section 1106 in the Zoning Ordinance. Jim recommended that a letter be sent to the Board noting that the applicant failed to appear before the Planning Commission and will need to follow Section 1106 if the use is granted. **On motion by Jon Payne and seconded by Ken Herman Jr., and carried on a 6-0 vote, a letter recommending that the Board of Supervisors, if they decide to allow the use, should note that Section 1106 of the Zoning Ordinance needs to be followed by the applicant.**

Old Business:

Solar Zoning Ordinance Amendment – Discussion was held regarding amending the Principal Solar Section of the Zoning Ordinance and a model ordinance was reviewed. The following was noted:

- 1) After removing B 11 – the following should be placed: "No PSES or related equipment shall be placed on class one or two soils"
- 2) On the model ordinance Jim asked everyone to review Pg. 7, A & B, Pg. 8, 11. Screening section and review Pg. 9, Leaching Study to prepare for the next meeting.

Stormwater Ordinance Review – Chad Shaffer shared that he is in the process of reviewing the Stormwater Ordinance and should be ready to provide comments at the April Workshop meeting.

Agricultural/Open Space Trail – Dan Kuruna made contact with Derek Straub of Susquehanna University about getting their assistance with the trail project.

Ethic Commission Forms – Forms due May 1st.

Public Comment: Chad Shaffer noted that he checked the fence that was moved back on Clifford Road at the Cottontail Solar 6 project and the body of the fence was moved properly but the corner posts remain at the same position. Cottontail Solar 6 will be contacted on this matter. He updated the Planning Commission on the Berks Homes project on 18th Street by noting that they will be meeting with the Selinsgrove Borough Manager next

Thursday.

FYI:

- Ronald & Ryan Herman, Add-on Subdivision, filed 8.24.23, due 5.17.24
- Fike Brothers Carpet One Land Dev., filed 2.1.24, due 4.30.24
- Riteway Sealing/Brandon Longacre Conditional Use, filed 2.7.24, due 4.5.24, hearing 4.3.24

Adjournment – On motion by Jon Payne, and seconded by Brian Wentzel, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 7:27 p.m.

Respectfully submitted,
Julie Hartley, Township Manager