

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
March 27, 2023**

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

Members Excused: Robert Grayston

Also Present: Manager Julie Hartley and Solicitor Jim Bathgate

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

On motion by Jon Payne and seconded by Chris Fetter, and carried on a 5-0 vote with Marvin Weaver and Ken Herman Jr. abstaining, the minutes of the March 13, 2023 Planning Commission meeting were approved as presented.

Persons to be Heard: None

New Business: None

Old Business:

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

- 1) Sec. 2 A 2 b, remove “by Section 802 of”
- 2) Sec. 3 A 2 c, remove “by Section 802 of”

Jim noted that the amendment to the Zoning Ordinance will be sent to the Snyder County Planning Commission for review and comment by the Board of Supervisors. After review, a hearing will be held and the amendment can be adopted.

On motion by Ken Herman Jr. and seconded by Dan Kuruna to recommend to the Board of Supervisors to adopt the Medical Marijuana Zoning Ordinance update.

After discussion an additional motion was made:

On motion by Ken Herman Jr. and seconded by Dan Kuruna, and carried on a 7-0 vote to rescind the motion regarding the Medical Marijuana Zoning Ordinance update to allow the formatting of the amendments.

The draft medical marijuana will be placed in a format to be integrated into the Zoning Ordinance to be reviewed at the next Planning Commission meeting.

Subdivision and Land Development Ordinance – The Planning Commission reviewed the suggested revisions from Chad Shaffer as follows:

Section 203 B – Distribution – Remove “One (1) copy to the Snyder County Conservation District” and Add “One copy to the township engineer” **Section 203 D** – Remove whole section;

On motion by Laura Fellencer and seconded by Ken Herman Jr. and carried on a 7-0 vote to agree with these changes to section 203.

Section 302 B, 4 – “Slopes exceeding 15% in stead of 8%” and “Trees of 18” or greater caliper located outside of wooded areas” instead of 12” or greater caliper;

On motion by Jon Payne and seconded by Laura Fellencer and carried on a 7-0 vote that the marked slopes after 15% and the tree of 18” caliper should be updated.

Section 401 B – Add “Refer to Section 802 for Waiver procedure”;

On motion by Dan Kuruna and seconded by Chris Fetter to add, “refer to Section 802 for Waiver procedure”.

Section 402 A, 8 – Take out whole line and replace with, “All proposed street names must be reviewed by the Snyder County GIS Department and approved by the Township Supervisors.”

Add definitions for “Collector Road” and “Local Road”

B, 1 – Change “Road Width” to “Road Design Standards” and add (1) Collector Street and list and (2) Local Street and list.

B, 1, d – Place d from pg. 22 under Road Grades to d under Engineering Standards on page 21, “Sight distance must be provided for both horizontal and vertical alignment. Sight distance shall be measured along the centerline and shall conform to the criteria and requirements of PennDOT for the road classification.”

B, 2 – Take out Road Grades and items a, b and c.

B, 3 – Side Slopes Along Roads section needs clarification from Chad Shaffer.

B, 4 d – Add “The approach grade with traffic that is required to stop shall not exceed four (4) percent for a minimum of 40 feet prior to the intersection”

B, 4 f – Add after second sentence, “Plans shall notate or depict the clear site area and that no buildings or obstructions shall be permitted within said area and the same shall be referenced in the deed.”

B, 5 – Curves – Add to first sentence after “one point by more than *two (2)* degrees.

Add to the sentence, “The minimum radius of the centerline for the curve must be, ‘per 402.B.1.a (1) (2)’”.

Add to third sentence, “... there must be a tangent of at least *one hundred (100)* feet ...”

B, 6 – Cul-de-sacs and Dead-End Roads, Add to title, “Min and max CDS length...250’ and 1,000”

Add to (a) - “Cul-de-sacs shall not exceed 1,000 feet in length and shall not furnish access to more than 20 dwelling units.”

Add to (b) - “Cul-de-sacs shall not be less than 250 feet in length.”

Add h – “Cul-de-sacs shall provide a minimum of two (2) snow plow easement areas around the perimeter of the turnaround, twenty (20) feet wide by twenty (20) feet deep”

On motion by Laura Fellencer seconded by Dan Kuruna and carried on a 7-0 vote to except suggested changes to section 402 except for 3 a & b and adding obstruction of line of site maintenance on plans and deeds.

Public Comment: None

FYI:

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

Adjournment – On motion by Chris Fetter, and seconded by Ken Herman Jr., and carried on a 7-0 vote, the Planning Commission meeting was adjourned at 7:54 p.m.

Respectfully submitted,
Julie Hartley, Township Manager