

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINGSGROVE  
March 8, 2021**

**Members present included:** Derek Straub via Zoom, Marvin Weaver, Robert Grayston, Brian Wentzel, Jon Payne, Christopher Hixon and Alternate Dan Kuruna

**Members Excused:** Ken Herman, Jr.

**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 Robert Grayston and seconded by Marvin Weaver, and carried on a 7-0 vote, the minutes of the February 8, 2021 Planning Commission meeting were approved as presented.**

**Persons to be Heard: None**

**New Business:**

- 1) Reviewed changes from February 8<sup>th</sup> Workshop meeting.
- 2) Jim Bathgate informed the Planning Commission that the township cannot put more stringent requirements in the AC zone than the state regulations require.
- 3) The following definitions will be added to the definitions section: Animal Equivalent Unit (AEU), AEU per acre, Concentrated Animal Operation (CAO), Concentrated Animal Feeding Operation (CAFO), Nutrient Management Plan, Manure Management Facility and Odor Management Plan.
- 4) Add the following to Level One: Manure Management Plan, Manure Management Facilities and all animal operations encouraged to voluntarily develop nutrient and odor plans.
- 5) Add the following to Level Two: E2. Minimum Lot size to 10 acres, E4. Setbacks and E4. Applicant shall provide certification... and No concentrated animal operation apply manure within 100 feet of surface water without a buffer...
- 6) Add to Level Two: Manure Management Plan, Nutrient Management Plan, Odor Management Plan, Manure Management Facilities, CAFO's proof of NPDES permit and Comply with all state and federal regulations.
- 7) Change Odor Regulations to Odor Management

**On motion by Marvin Weaver and seconded by Robert Grayston, and carried on a 7-0 vote, the changes to the AC zone were accepted.**

- 8) Jim Bathgate presented the PA Code that identifies a CAO.
- 9) Jon Payne questioned how the township should review a large agricultural plan submission. It was concluded that several agencies would be involved including the Snyder County Planning Commission, the Snyder County Conservation District, the USDA office and the Department of Environmental Resources.
- 10) Definitions were reviewed and the following will be added to the definitions section of the zoning ordinance: Forestry, Sawmill, Winery, Cold Storage Warehouse, Feed Mills, Packing Plant and Nursery.
- 11) Section 411.3 N change Forestry to Forestry, Sawmills, Lumber Yards and Forestry Related Businesses
- 12) Remove Forestry from 411.3 D

**Old Business: None**

**FYI-**

- Bright Farms – Final LD, filed 6.17.20, due 3.15.21
- RBBB Holdings/Ron Brubaker – Final LD, filed 8.25.20, due 4.21.21
- VFW, filed 1.5.21, due 4.5.21
- Trinity Solar Conditional 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

**Adjournment – On motion by Robert Grayston and seconded by Jon Payne, and carried on a 7-0 vote, the Planning Commission workshop meeting was adjourned at 7:41 p.m.**

Respectfully submitted,  
Julie Hartley, Township Manager