

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
April 14, 2025**

Members present included: Brian Wentzel, Dan Kuruna, Jon Payne, Chris Fetter, Laura Fellencer and Isaac Ramer Jr. (arrived at 6:53 pm)

Members Excused: Marvin Weaver, Alt. Paul Long & Alt. Tim Thomson

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate, Gene Kreamer and Charles Axtman

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

Minutes:

On motion by Laura Fellencer and seconded by Chris Fetter and carried on a 5-0 vote, the minutes of the February 24, 2025 Planning Commission meeting were approved as presented.

Persons to be Heard:

Gene Kreamer, Sewage Planning Module for Ressler – Gene explained that the two-and-a-half-acre lot that was subdivided last year now needs a sewage planning module to proceed. The residual lot has a non-building waiver and will continue to be used for agricultural purposes. Gene noted that a PNDI study was conducted and soil testing was completed. Chad said this is the final step before a sewage permit is issued for the lot. **On motion by Laura Fellencer and seconded by Dan Kuruna and carried on a 5-0 vote to have the Planning Commission Chairman and Zoning Officer sign the Sewage Planning Module.**

New Business:

Sissy Boy Trucking Municipal Land Use Letter – Jim noted that a municipal planning module was submitted for Sissy Boy Trucking. This letter just is to just indicate that the project aligns with the township's ordinances. Charles Axtman explained that the existing foundation on the property will be removed and a one hundred foot by eighty-foot building will be placed. This letter is the first step in acquiring a NPDS permit from DEP. Details of the plans will be reviewed when the land development plans are submitted. **On motion by Jon Payne and seconded by Brian Wentzel and carried on a 6-0 vote to have the Zoning Officer sign the municipal land use letter for Sissy Boy Trucking.**

Old Business:

Chad Shaffer Stormwater Ordinance Revisions – Chad gave a hand out of the changes that he has suggested for the Stormwater Ordinance in section 301 of the exemptions criteria. The changes from the original exemptions criteria are highlighted in yellow. He noted that the chart shows the exemptions and do not include the existing buildings or impervious areas. Agricultural projects are automatically exempt from the stormwater ordinance as long as they satisfy the conservation district's regulations. If an exemption is granted and the stormwater effects neighbors or roads the property owner is still liable. Jim noted that the zoning ordinance takes precedence over the regulations of the stormwater ordinance. Chad noted that most small projects would only need a berm or a stone pit to meet the stormwater requirements. Jim said that the Supervisors would be in charge of approving waivers after they are reviewed by the planning commission. The Township Engineer would review all land development plans and subdivisions for the stormwater criteria. Brian said that the changes suggested by Chad should be placed in the working draft of the Stormwater Ordinance.

Discussion:

Parking Issues at East Snyder Park – It was discussed that parking issues need to be resolved at East Snyder Park. Some of the Planning Commission members and the Township Engineer will attend the next East Snyder Regional Recreation meeting on May 13th to discuss possible solutions.

FYI:

- Village at Penns Creek Land Dev. & Subdivision, filed 11.15.24, due 5.13.25
- Selingsgrove Ford Conditional Use, filed 3.21.25, due 5.20.25, hearing 5.7.25 at 5:30 pm
- Selingsgrove Ford Land Dev., filed 3.21.25, due 6.19.25

Adjournment – On motion by Jon Payne, and seconded by Laura Fellencer, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Julie Hartley, Township Manager