

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINSGROVE  
April 22, 2024**

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

**Members Excused:** Robert Grayston

**Also Present:** Manager Julie Hartley, Solicitor Jim Bathgate, John Martin, Matthew Gueer, Rylee Baker, Chad Shaffer, Ryan Pheasant, Jessica Fike Pheasant, Oden Pheasant, Charles Axtman, D. Allen Hornberger and Terry Stauffer

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

**On motion by Jon Payne and seconded by Ken Herman Jr., and carried on a 6-0 vote, the minutes of the April 8, 2024 Planning Commission meeting were approved as presented.**

**Persons to be Heard:**

D. Allen Hornberger, Terry Stauffer Subdivision Sketch Plan – Allen Hornberger presented a sketch plan for Terry Stauffer which showed three lots with one becoming a building lot and the other two lots would be add-ons to neighboring properties. Lot #1 which is the only proposed building lot was perk tested in 2006. Currently there is a right-of-way being used by Terry Stauffer and two other properties. The right-of-way has no records of an agreement. A new right-of-way would have to have a minimum of twenty-five feet of width according to the ordinance. Allen said he did not calculate the acreage of Lot #1 yet. Jim noted that the Court can establish a right-of-way. Jim said he could talk to the adjoining land owners to work out a right-of-way also.

Charles Axtman, Fike Brothers Land Development – Charles Axtman shared the latest updated plans for Fike Brothers Carpet. The lot is located in front of HEPCO Construction along Route 522. The ordinance requires forty-five parking spaces and forty-seven have been placed on the plans. All of the comments in Chad's review letter have been addressed. A copy of the letter of credit will be reviewed by Jim Bathgate. Chad Shaffer noted that Mr. Axtman checked on a highway occupancy permit from Penn DOT as well as a scoping study and the results were that no new HOP would be needed and that the existing driveway intersecting Rte. 522 is considered low volume. All comments from the Snyder County Planning Commission have been met. Jim asked that the driveway agreement and maintenance plan be noted on the cover sheet of the plans. The Snyder County Conservation District asked about two erosion socks, changing the plans to final instead of preliminary and the slope percentage and these comments were addressed.

After discussion the following motion was made: **On motion by Jon Payne, and seconded by Marvin Weaver, and carried on a 7-0 vote, it was recommended to the Board of Supervisors to approve the Fike Brothers Carpet Land Development when the following items are added or secured:**

- 1) **NPDES Permit approval from the Snyder County Conservation District**
- 2) **A Letter of Credit with the approved amount**
- 3) **A Developer's Agreement**
- 4) **Notarized Plans with the Landowner's Signature**
- 5) **Maintenance and Shared Driveway Agreement**
- 6) **Note that Landowner maintains the sewage grinder pump**

Chad Shaffer, Township Engineer – Chad said that he will work on getting the Planning Commission's Stormwater Ordinance reviewed and supply comments for the May workshop meeting.

**New Business:** None

**Old Business:**

Solar Zoning Ordinance Amendment –

- 1) On page 63, 12, c – Take out "minus the salvageable value" at the end of the first sentence.
- 2) On page 64, 16, a – Add "Applicant shall coordinate with the Township semi-annually for inspection and provide five thousand dollars (\$5,000) minimum escrow with more required depending on the size of the project which will be determined by the Board of Supervisors." Jim will look into maintenance bonds and what the Municipal Planning Code allows

- 3) On page 64, 15, add f – “A PNDI Environmental Study shall be conducted by the Applicant to provide satisfactory evidence that no detrimental impacts will be cause to endangered species.”
- 4) On page 63, 12, add e – “If the project’s letter of credit does not adequately cover the decommissioning costs the landowner will be responsible for any remaining decommissioning costs.”

Stormwater Ordinance Review – Tabled

Agricultural/Open Space Trail – Tabled

Ethic Commission Forms – Forms due May 1<sup>st</sup>.

**Public Comment:** Brian Wentzel asked the Planning Commission to stop by the solar project and observe the noise generated by the transformers. Jim requested that the Planning Commission review the solar changes before the next workshop meeting.

**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 6.28.24

**Adjournment – On motion by Jon Payne, and seconded by Ken Herman Jr., and carried on a 7-0 vote, the Planning Commission meeting was adjourned at 7:46 p.m.**

Respectfully submitted,  
Julie Hartley, Township Manager