

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
April 25, 2022**

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

Members Excused: Brian Wentzel, Derek Straub & Robert Grayston

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate, Toby Skinner, Cory Dillinger, William Schneider and M. Reed

The meeting was called to order by Vice-Chairman Dan Kuruna at 6:31 pm.

On motion by Ken Herman Jr., and seconded by Jon Payne, and carried on a 4-0 vote, the minutes of the March 28, 2022 Planning Commission meeting were approved as presented.

Persons to be Heard:

Toby Skinner, owner of the Light Barn, asked if her land could have the end lot subdivided from her property. The subdivision was prepared by Pete DeWire in 1983. The lot is zoned Highway Commercial and is one acre. The Planning Commission directed her to hire a surveyor as the laws have changed since the original subdivision was drawn. Her surveyor could then submit the plans to the Planning Commission and then upon recommendation to the Board of Supervisors for approval.

William Schneider of Bowes Renewables representing Cottontail Solar 6 LLC addressed all the comments from the township engineer's letter of February 24th. He asked if a conditional recommendation could be granted by the Planning Commission to the Board of Supervisors. The requested notes were added to the plans for the Conditional Use Hearing and the Waiver granting Final Plan submission instead of a Preliminary Plan. The NPEDS permit was issued by the Snyder County Conservation District last week. Cory Dillinger informed the Planning Commission that all additional landowners that will be affected by the transmission lines have been notified by letter. The list was placed in exhibit. Jim Bathgate asked if height of the transmission wires was discovered and Mr. Schneider said that the poles will be fifty to seventy feet in height with wire height to road should vary from forty to sixty feet which allows plenty of room for agriculture related equipment. Poles would be removed as part of the decommissioning if not needed. Notes will need to be on the plans noting the book and page number of the transmission line easements.

On motion by Jon Payne, and seconded by Ken Herman Jr., and carried on a 4-0 vote, the information that will be added to the notes on the Land Development plans will be acceptable which includes the Conditional Use Hearing, the Waiver granting Final Plan instead of Preliminary Plan submission and the transmission line easements.

Jim Bathgate continued the discussion by asking when the Letter of Credit would be issued. After discussion the following motion was made:

On motion by Jon Payne, and seconded by Ken Herman Jr., and carried on a 4-0 vote, the Zoning Permit will not be issued until the Letter of Credit is in place.

Discussion continued with questions about when the DH&L Fire Company could receive training and an emergency plan for the solar array fields. It was noted that the training would be done by the contractor when enough of the facilities are constructed such as roads, structures and gates.

On motion by Ken Herman Jr., and seconded by Marvin Weaver, and carried on a 4-0 vote, to recommended that the Board of Supervisors to grant Conditional Approval with the following conditional items:

- 1) DH&L Fire Company will receive an emergency plan and training when the gates, roads and structure are in place, which is post township approval.**
- 2) PennDOT Highway Occupancy for access points and underground permissions are obtained, which is needed before plans are signed.**
- 3) Submit a final plan waiver to allow filing of final plan instead of preliminary plan.**
- 4) Homeowner transmission line easement options on the plan before plans are signed.**
- 5) No zoning or building permits to be issued until receipt of letter of credit post Township approval.**
- 6) Signatures on the Developer's Agreement before plans are signed.**

New Business:

Public Hearing letter for Comprehensive Amendment to Zoning Ordinance – The letter that accompanied a draft

copy of the Comprehensive Amendment of the Zoning Ordinance that was sent to the Snyder County Planning Commission was supplied to the Planning Commission for review.

Letter of Support for Comfort Station – On motion by Ken Herman Jr., seconded by Marvin Weaver, and carried on a 4-0 vote, to send the letter to the Board of Supervisors supporting the building of a Comfort Station for Everyone’s Playground.

Review of Draft Comprehensive Amendments to Zoning Ordinance –

- 1) Pg. 25, Definitions Section – “Transferable Development Rights” to be removed if not found in document
- 2) Pg. 45, Minimum Lot Size – “Minimum Lot Size – Level 2 agricultural activities shall require a minimum ten (10) contiguous acres under same ownership.” Jim Bathgate will check on this.
- 3) Pg. 88, Group Homes – Sec. 1118, Group Homes under letter D, “D. It is not recommended that a group home be located within one-half (.5) mile radius of any other group home.” Jim will check on this.

Old Business:

FYI:

- Bright Farms – Final LD, filed 6.17.20, due 5.6.22
- VFW Subdivision, filed 1.5.21, due 7.29.22
- Lester Sensenig Land Development, filed 3.22.21, due 5.13.22
- Cottontail Solar 6, LLC Land Development, filed 12.7.21, due 5.31.22
- Ellie Herman, Conditional Use Hearing, filed 2.16.22, due 4.15.22, hearing 4.6.22, continued 5.4.22
- Paul Long, Conditional Use Hearing, filed 3.16.22, due 5.13.22, hearing 5.4.22
- Shayne Koch, Conditional Use Hearing, filed 4.14.22, due 6.13.22, hearing 6.1.22

Adjournment – On motion Jon Payne and seconded by Ken Herman Jr., and carried on a 4-0 vote, the Planning Commission meeting was adjourned at 7:43 p.m.

Respectfully submitted,
Julie Hartley, Township Manager