

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
April 26, 2021**

Members present included: Derek Straub via Zoom, Alternate Dan Kuruna, Brian Wentzel, Jon Payne and Ken Herman Jr.

Members Excused: Chris Hixson, Robert Grayston and Marvin Weaver

Also Present: Solicitor Jim Bathgate, Manager Julie Hartley, Gene Kreamer, John Clark III and Mike Thomas

The meeting was called to order by Chairman Brian Wentzel at 7:00 pm.

On motion by Jon Payne and seconded by Ken Herman Jr., and carried on an 4-0 vote, the minutes of the April 12, 2021 Planning Commission meeting were approved as presented.

Persons to be Heard:

Michael Thomas, representing Diversified Management Solutions, reviewed the Zoning Ordinance sections that pertain to this conditional use request which included 801 Conditional Use Standards, Specific Standards 802 and Mobile Home 818. It was noted that the addition of nine mobile homes should not create traffic issues and an access unto Clifford Road is planned. He continued by noting the impervious surface will be reduced with topsoil and lawns between the mobile homes and that the placement of the homes will not block access to the drainage pipe that runs through the property. The Penn Township Municipal Authority said that capacity is available for the additional homes. Plans for screening and other details will be provided in the Land Development stage of the project.

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, it is recommended that the Board of Supervisors allow the Conditional Use with the following conditions:

- 1) Subject to all local, state and federal laws**
- 2) A Land Use Plan is submitted to the Township**

Gene Kreamer, representing Samuel and Eileen Stauffer, reviewed the proposed subdivision which divides their lot into two parcels with the dividing line being Clifford Road. Lot 2 will have 15.58 acres and the other, 2A, will be 9.62 acres. There is no building proposed for the vacant lot (2A) and a non-building waiver is on the plans. Snyder County Planning Commission has given their approval. In the future if any building is proposed for lot 2A the non-building waiver will need to be removed from the plans. Each property has accesses to Clifford Road.

After discussion the following motion was made:

On motion by Derek Straub and seconded by Jon Payne, and carried on a 4-0 vote, it is recommended that the Board of Supervisors approve the Subdivision once the following items are executed:

- 1) Plans signed by owners and notarized**

Gene Kreamer, representing Lamont Costenbader and Naaman Morris, reviewed a proposed subdivision which would subdivide 65.72 acres in two lots. Lot 2 would have 48.56 acres and residual lot 1 would be 17.16 acres. The subdivision is located along Perkinson Road. Lot 2 after subdividing will be purchased by Naaman Morris and added to his existing lot. A driveway maintenance agreement will be filed. The well is shown on the plans but the septic is not. The 48.56 acres that will be added to the Morris lot has no plans for buildings and a non-building waiver is on the plans.

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, it is recommended that the Board of Supervisors approve the Subdivision once the following items are executed:

- 1) A driveway maintenance agreement is executed**
- 2) The existing septic system is shown on the plans**
- 3) Plans signed by owners and notarized**

John Clark, representing North Point Outdoor Media, LLC and Best Bowl, presented a conditional use application for a billboard to be located at 2208 US Rte. 522, Selinsgrove, PA. The billboard will be an I-beam construction with vinyl faces that are changed. Billboards are a conditional use within the highway commercial district covered by section 825 items 1 through 16. The proposed sign is 75 square feet and is 16 feet high. A lease agreement is in place between both parties and the sign will be lit part of the night with LED lights that will not project to the road.

After discussion the following motion was made:

On motion by Ken Herman Jr. and seconded by Jon Payne, and carried on a 4-0 vote, it is recommended that the Board of Supervisors approve the Conditional Use with the following requirement:

1) Subject to all local, state and federal laws

New Business:

Old Business:

FYI-

- Bright Farms – Final LD, filed 6.17.20, due 7.13.21
- RBBB Holdings/Ron Brubaker – Final LD, filed 8.25.20, due 6.2.21
- VFW Subdivision, filed 1.5.21, due 6.2.21
- Diversified Management Conditional Use, filed 3.17.21, due 5.14.21, hearing 5.5.21
- Lester Sensenig Land Development, filed 3.22.21, due 6.18.21
- Samuel Stauffer Subdivision, filed 4.8.21, due 7.7.21
- Constenbader/Morris Subdivision, filed 4.14.21, due 7.13.21
- Best Bowl Conditional Use, filed 4.21.21, due 6.18.21
- Chris Hixon/Trinity Solar Conditional Use, filed 4.23.21, due 6.22.21

Adjournment – On motion by Derek Straub and seconded by Jon Payne, and carried on a 4-0 vote, the Planning Commission meeting was adjourned at 8:08 p.m.

Respectfully submitted,
Julie Hartley, Township Manager