

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINSGROVE  
April 8, 2024**

**Members present included:** Brian Wentzel, Jon Payne, Chris Fetter and Ken Herman Jr.

**Members Excused:** Marvin Weaver, Dan Kuruna, Laura Fellencer and Robert Grayston

**Also Present:** Manager Julie Hartley, Solicitor Jim Bathgate and Supervisor Isaac Ramer Jr.

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

**On motion by Ken Herman Jr. and seconded by Chris Fetter, and carried on a 4-0 vote, the minutes of the March 25, 2024 Planning Commission meeting were approved as presented.**

**Persons to be Heard:** None

**New Business:**

**Blighted Property Ordinance** – Jim explained that at the last Supervisor’s meeting a resident complained about the condition of a neighbor’s property. At present the Township does not have a Property Management Code and there is nothing in the Zoning Ordinance or Nuisance Ordinance that addresses blighted properties. Residents can report unfit living conditions if children, aged or incapacitated individuals are involved. He also noted that Shamokin addresses “unsafe structures” in their Nuisance Ordinance. Supervisors are requesting the Planning Commission to look into options and offer recommendations. **On motion by Brian Wentzel and seconded by Jon Payne, and carried on a 4-0 vote, that the Planning Commission has no recommendations to the Board of Supervisors on blighted properties but would work on any direction that the Board of Supervisors requests.**

**Old Business:**

**Solar Zoning Ordinance Amendment** –

- 1) Pg. 64, B, 2: Change to (a) “Setbacks: The PSES shall be located at least 100 feet from all adjoining properties. Notwithstanding the same, the PSES shall be located no closer than two hundred (200’) feet from all residential or occupied structures located on adjoining properties. These distances shall be measured from the closest edge of the PSES including the fence to the property line.” and (b) “A PSES shall be sited in such a way that it presents no threat to traffic or to public health and safety.”
- 2) Pg. 64, B, 3: Height, change to “All ground mounted PSES panels shall comply with a maximum of ten (10) feet in height.”
- 3) Pg. 64, B 4: Add after 3. Height, “Placement of Certain Equipment – All inverters, substations and battery electric storage systems, the electrical generating plants shall be located at a point on the PSES which is the furthest from nearby private residences and occupied structures.”
- 4) Pg. 65, B 5: Screening, change to “A PSES shall be screened from all residential or occupied structures located on adjoining properties. The same may be waived in writing by adjoining residential using written consent. The screening shall consist of a minimum of a double row of evergreens (not deciduous) with a beginning height of six (6’) feet. The Applicant shall replace any dead or diseased trees in the buffer. All screening shall be properly maintained throughout the life of the project.”
- 5) Pg. 62, A 8 Glare, change to “a. The PSES shall be placed such that solar radiation or glare does not project onto nearby properties, structures, buildings or roadways. b. The Applicant has the burden of proving that any glare produced does not have an adverse impact on neighboring or adjacent uses either through siting or mitigation. c. A Glare Study shall be done by an expert to show compliance with this subsection and be paid by the Applicant.”
- 6) Pg. 63, A 9 Noise Study, add last two sentences, “Applicant shall undertake timely corrective actions in the event of any complaints. The Board of Supervisors, in their discretion, shall determine the time frame for any corrective actions.”
- 7) Pg. 64, A 15, e Permit Requirements add to e, “A Leaching Study shall be produced by the Applicant at the time of the Application. The Leaching Study shall show that there will be no leaching or groundwater contamination from the PSES or any of its equipment or panels.”
- 8) Pg. 63, A 11, Contact Information, “The PSES Owner or Operator shall provide current contact information to the Township which includes a phone number and identifies the responsible person for the Township or public to contact regarding emergencies, inquires, and complaints for the duration of the project. The contact information

shall be conspicuously posted on the lot where the system is located so that a person will not believe they were trespassing while viewing it. The PSES Owner or Operator shall make reasonable efforts to respond to the public's inquiries and complaints."

9) Pg. 64, A 15 c, Emergency Preparedness Plan, add "The PSES Owner or Operator shall furnish a written emergency preparedness plan outlining the procedures for how emergencies will be handled. The plan shall include the manner that the PSES Owner or Operator will coordinate with local emergency service providers in the event of an emergency. The plan will be reviewed and approved by the local emergency service providers prior to the submission of the Application with the Township. PSES Owners or Operators shall be responsible for supplying any training to a local emergency service to handle any emergencies. Applicant shall provide proof that it complied with this Section.

10) Pg. 64, B 4 b, add after current sentence, "Applicant shall provide satisfactory proof to the Township that it has received approvals under; 1) the Penn Township Stormwater Ordinance; 2) Erosion and Sedimentation (E&S) Control; and 3) the National Pollution Discharge Elimination Systems (NPDES) Program and any other applicable local, state, or federal rules or regulations."

11) Pg. 64, A 16, replace with "Maintain in Good Order – Upon completion of installation of a PSES, the same shall be maintained in a good working order in accordance with industry standard, manufacturer's standards, and any other codes under which the same was constructed. The PSES Owner or Operator shall also maintain the grounds within the PSES and shall submit a plan for the upkeep of the grounds. PSES Owner or Operators are encouraged to use low maintenance and low growing vegetative surfaces under the system as a best management practice for stormwater management. Applicant shall undertake timely corrective actions in the event of any complaints. The Board of Supervisors, in their discretion, shall determine the time frame for any corrective actions."

Stormwater Ordinance Review – Tabled

Agricultural/Open Space Trail – Tabled

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

**Public Comment:** None

**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 4-0 vote, the Planning Commission meeting was adjourned at 8:12 p.m.**

Respectfully submitted,  
Julie Hartley, Township Manager