

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
May 10, 2021**

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

Members Excused: None

Also Present: Solicitor Jim Bathgate, Manager Julie Hartley, Mike Reed, Dan Bole and Jan Ritter.

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

On motion by Marvin Weaver and seconded by Ken Herman Jr., and carried on a 6-0 vote, the minutes of the April 26, 2021 Planning Commission meeting were approved as presented.

Persons to be Heard:

Representatives from BP Solar Mike Reed and Dan Bole were present to discuss possible changes to the principle solar section of the draft zoning ordinance. To address the commission's concerns, they proposed adding language that requires TCLP testing for toxicity in the materials of solar panels. Tier one manufacturers of the panels do the testing and that is the only type of manufacturers that BP Solar purchases panels from. BP Solar also was asking for a revision to section 702.3.A.4. Jon Payne questioned the percentage of the panels that are recyclable. BP Solar representatives noted that they are committed to recycling and that a formal maintenance plan is put in place for every project. The representatives question when the proposed zoning ordinance would be adopted and Jim Bathgate said that it could be several months before it is finalized.

New Business:

The Planning Commission reviewed a letter from Jim Cook asking that parcels 13-03-063 and 13-03-092 be changed from an R1 zone to an AC zone.

The following parcels have also requested zoning changes: T & B Development, 13-09-114 from R2 to HC; Nicole Ressler, 13-02-005 from R1 to AC; Jeff Cook, 13-03-063 & 13-03-292 from R1 to AC. Follow up letters will be sent to each proposed property to see if they are in agreement with the changes. **On motion by Robert Grayston and seconded by Marvin Weaver, and carried on a 6-0 vote, to accept the proposed changes for the new zoning map pending property owner's approval.**

Following review of the changes to the draft zoning ordinance the following motion was made: **On motion by Robert Grayston and seconded by Marvin Weaver, and carried on a 6-0 vote, to approve the changes to the new zoning ordinance from the March 8th workshop meeting.**

It was noted that Christopher Hixson has resigned from the Planning Commission and Jim Bathgate informed the commission that a letter of interest should be presented by anyone that is willing to fill the vacancy.

Solar Section Revisions –

Section 702 A.4.c: Add c, "Installer shall provide proof of experience and that they are a competent installer."

Section 702 A.8.c: Add c, "Applicant shall undertake corrective actions in the event of any complaints."

Section 702 A.12.c: Add to beginning of c, "*Before the installer breaks ground* for the construction of the PSES, the owner shall provide ..."

Section 702 A.14.a, b & c, To "a" add the following language, "Where a subdivision or land development proposes a PSES, solar easements *shall be noted thereon*. Said easements shall be in writing, and shall be subject to the same conveyance and instrument recording requirements as other easements." Eliminate "b". Keep section "c" and make it the new section b.

Section 702 A.16, Add Section 16, "Applicants shall submit a maintenance plan for upkeep of the grounds."

Section 702 B.10, "No change to grading and reseeding"

Section 702 B.2, "No change to set-backs"

Section 702 B.7, "No change to fencing requirements"

Proposed changes will be made and presented at the next Planning Commission Workshop for final approval.

Old Business: None

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, hearing 6.2.21

Adjournment – On motion by Robert Grayston and seconded by Jon Payne, and carried on a 6-0 vote, the Planning Commission workshop meeting was adjourned at 8:13 p.m.

Respectfully submitted,
Julie Hartley, Township Manager