

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
May 13, 2024**

Members present included: Brian Wentzel, Jon Payne, Chris Fetter, Marvin Weaver and Laura Fellencer

Members Excused: Dan Kuruna and Robert Grayston

Also Present: Manager Julie Hartley and Solicitor Jim Bathgate

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

On motion by Jon Payne and seconded by Chris Fetter, and carried on a 5-0 vote, the minutes of the April 22, 2024 Planning Commission meeting were approved as presented.

Chairman Brian Wentzel called for a moment of silence to honor Ken Herman Jr.

Persons to be Heard: None

New Business:

Municipal Notification of Planned Land Development, PPL Electric Utilities – The planned land development for PPL Electric Utilities encompasses the replacement of existing utility lines in Monroe, Jackson and Penn Townships and in Union County. Three hundred acres will be disturbed and the total line is sixteen- and one-half miles long. Julie will check with Lincoln Kauffman to see if the County has any concerns with the project and Jim will look into the project and respond to the Planning Commission on his findings at the May 20th meeting.

Additional Alternate for Planning Commission – tabled

Jim Bathgate, Vacation June 10th – **On motion by Jon Payne and seconded by Chris Fetter, and carried on a 5-0 vote, to cancel the June 10, 2024 meeting.**

Old Business:

Solar Zoning Ordinance Amendment –

- 1) On page 63, 8, c – A glare study shall be “submitted” by an expert ...
- 2) On page 63, 9 – A noise study “shall be performed” and included in the application ...
- 3) On page 63, 12, f – If the project’s letter of credit does not adequately cover the decommissioning costs the landowner shall sign a guarantee agreement for the same.
- 4) On page 65, 2, move to b from a – A PSES shall be sited in such a way that it presents no threat to traffic or to public health and safety.
- 5) On page 64, 15, f - A Pennsylvania Natural Diversity Inventory, (PNDI) Study shall be conducted by the Applicant to provide satisfactory evidence that there will be no impact on threatened and endangered species, special concerned species, significant ecological impact and other wildlife.
- 6) On page 64, 15, g - The Applicant shall submit an expert report from a Real Estate Appraiser that shows that the project will not cause an adjoining property’s value to decrease.

Stormwater Ordinance Review – Tabled

Agricultural/Open Space Trail – Tabled

Ethic Commission Forms – All regular members have submitted their forms.

General Comment: It was discussed whether or not the Cottontail Solar 6 project has been activated and if they have a decommissioning bond will have to be put in place. Julie will check with the Project Manager.

Jon Payne noted that PTMA is looking at a new well site on the Commonwealth of PA land near the compost site and he suggested that Penn Township request additional land if this materializes.

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 Laura Fellencer, and seconded by Jon Payne, and carried on a 5-0 vote, the Planning Commission meeting was adjourned at 7:13 p.m.

Respectfully submitted,
Julie Hartley, Township Manager