

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINGSGROVE  
May 18, 2020**

**Members present included:** Derek Straub, Ken Herman Jr., Jon Payne, Brian Wentzel, and Robert Grayston.

**Members Excused:** Claudia Brabant, Marvin Weaver, and Alternate Dan Kuruna

**Also Present:** Solicitor James Bathgate, Manager Julie Hartley, Jim Grose, Dennis Norman, Justin Ross, Dave Bowersox, Robert Garrett, Tony Poar, Alternate William Moyer and Sue Kintzer

**The meeting was called to order by Vice-Chairman Derek Straub at 7:00 pm.**

**On motion by Brian Wentzel and seconded by Jon Payne, and carried on a 5-0 vote, the minutes of the May 11, 2020 Planning Commission meeting were approved as presented.**

**Persons to be heard/New Business:**

**Justin Ross, Bright Farms Final Plans** – Justin Ross of LIVIC Civil presented the final/as-built plans for Bright Farms/Penn Greenhouse LLC noting that the wearing course on the parking lot is the last item to be completed. Landscaping is finished and the plant is up and running at full capacity. SIDCO will document the easement relocation of the stormwater that was originally in the center of where the building was placed. Derek Straub asked if there were any stormwater issues with the recent rains and they answered there were none. Jim Bathgate advised that the plans and site should be examined by the Township Engineer.

**On motion by Jon Payne and seconded by Ken Herman Jr., and carried on a 5-0 vote, to have Robert Bickhart, Township Engineer to review site and final plans of the Bright Farms greenhouse.**

Justin continued by noting that the final wearing course of the parking lot is scheduled to be done on June 1, 2020 and the lot lines will be painted upon completion. Because of the unfinished part of the project it was discussed that a letter of credit or guarantee of 110% of the project cost will need to be submitted.

**On motion by Robert Grayston and seconded by Brian Wentzel, and carried on a 5-0 vote, a letter of credit or guarantee of 110% of the cost of the wearing course and line painting must be submitted to the township.**

Derek Straub asked if the black-out curtains and shades were all in place at the greenhouse and that was affirmed by the Greenhouse Manager that all were in place and functioning. Justin Ross requested a letter of status update from the Planning Commission.

**On motion by Jon Payne, and seconded by Ken Herman Jr. that Julie Hartley write a letter of status update to include the following:**

- 1) Robert Bickhart, Township Engineer, to review final plans and provide comment**
- 2) Bright Farms to supply a letter of credit to equal 110% of the costs of the wearing course and line painting**

**Jim Grose, David Bowersox Subdivision**- Jim Grose asked what steps he needs to take next in getting subdivision approval. Jim Bathgate noted that building set-backs with the new line need to be addressed. Jim Grose shared that the new line on his updated plans have the required ten (10) feet of set-back on all buildings required for this zone. Jim Bathgate requested that the 20% building coverage and 40% impervious coverage be calculated and included on the plans. He continued by noting that lot two (2) does not have the required one acre to allow on-lot sewage. Public sewer could correct this situation or a zoning variance could be requested. Jim Grose noted that the flood plain designations were now included on the revised plans. A driveway access is proposed twenty (20) feet from Lake Road. Jim Bathgate said that the easement and maintenance agreement will need to be noted on the plans. A set-back note of all structures and their original status should be noted on the plans. Jim Bathgate also reminded Jim Grose that he will need to file a letter of extension for the subdivision.

**Dennis Norman, Selingsgrove Center Final Plans**- Dennis Norman presented the final/as-built plans for the Selingsgrove Center boiler room project. He noted that the final plans have a note about the Conditional Use Hearing and the waiver of the stormwater ordinance on the cover sheet. He continued by noting that a riser was installed which affected the stormwater and included a detailed "as-built" diagram for review of the change to the stormwater. Handicapped parking has been installed and the building itself is the same as the preliminary plans.

**On motion by Jon Payne, and seconded by Robert Grayston, and carried on a 5-0 vote, to have Robert Bickhart review the stormwater alterations and if the alterations are acceptable to the township engineer, they may be presented to the Board of Supervisors for approval. A fee for the new "as-built" plans will need to be submitted as well as the review costs of the township engineer.**

**Old Business** – None

**Adjournment** – On motion by Robert Grayston and seconded by Brian Wentzel, and carried on a 5-0 vote, the Planning Commission regular meeting was adjourned at 8:04 p.m.

Respectfully submitted,

Julie Hartley, Township Manager