

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
May 20, 2024**

Members present included: Brian Wentzel, Jon Payne, Chris Fetter, Marvin Weaver and Dan Kuruna

Members Excused: Laura Fellencer and Robert Grayston

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate, Isaac Ramer Jr., George Morton, Brad Zeigler and Carl Leitzel

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 May 13, 2024 Planning Commission meeting were approved as presented.

Persons to be Heard:

Brad Zeigler, Carl & Ladawn Leitzel Conditional Use – Brad informed the Planning Commission that the current house is under a separate deed and on its own tract. The proposed lot has road frontage on Salem Road and has been perk tested near the road for an on-lot sewage disposal. The proposed lot would be 4.35 acres and the current Zoning Ordinance calls for a lot size no more than 2.5 acres. Jim explained that this request for a larger lot is what triggered the Conditional Use requirement. Jim asked if any lots were transferred from the parent tract since 1996. Carl answered that one was subdivided to a family member and other acres were acquired by add on subdivisions. Jim asked if any of the section of the new lot was farmable and it was answered that only one acre of the proposed lot was farmed. When the home is built there will be no farming on any of the 4.35 acres. The driveway will run along the property line and share the driveway with the adjacent tract. A drilled well will supply water to the future dwelling. **On motion by Dan Kuruna and seconded by Marvin Weaver, and carried on a 5-0 vote, the Planning Commission recommends that the Board of Supervisors allow the Conditional Use and that approved Subdivision Plans be submitted in the future with features which follow the Subdivision Ordinance standards.**

George Morton, Home Burial – George submitted a letter detailing his prearranged funeral plans and a survey map showing the exact location of the burial plot. Aluminum fencing will be in place around the plots that allow for backhoe access. Seebold's Funeral Home has all the prearrangements. Access to the site already exists. The site is not in a flood zone, is over one hundred feet from any wells and all state and federal laws will be followed. Jim noted that he will need to see a copy of the recorded deed to make sure all needed items are captured then if everything is in order the Zoning Officer will make a site visit. George noted that the site is staked off and ready for inspection.

New Business:

Multimodal DCED Grant – Julie explained that she is in the process of applying for a multi-modal grant for South Front Street which would take out the existing road, excavate fourteen inches, replace with new base material and pave to original height of the existing road. It would become a shared road for bicycles, pedestrians, cars and trucks. The project is estimated at 1.9 million dollars. The current Comprehensive Plan calls for more recreational activities to be placed within the township and this project fills the citizen's request for more walking and biking opportunities.

On motion by Jon Payne and seconded by Dan Kuruna, and carried on a 5-0 vote, the Planning Commission recommends that the Board of Supervisors proceeds with applying for the DCED Multi-Modal Grant and that it complies with the current comprehensive land use plans.

Old Business:

Municipal Notification of Planned Land Development, PPL Electric Utilities – The PPL project through a small section of Penn Township was discussed. The Snyder County Planning Office had no comments on the project after reviewing the proposed project.

Planning Commission Member Recommendation – Isaac Ramer Jr. was asked if he would be willing to serve as a regular member of the Planning Commission and he affirmed that he would be willing.

On motion by Marvin Weaver and seconded by Jon Payne, and carried on a 5-0 vote, it is recommended to the Board of Supervisors that Isaac Ramer Jr. be appointed as a regular member to the Planning Commission.

Solar Zoning Ordinance Amendment – Jim informed the Planning Commission that the Board of Supervisors voted to move the Principal Solar Ordinance amendments forward in the adoption process. A public hearing is scheduled for August 7th at 5:30 pm. Until the hearing the Planning Commission can recommend changes.

Stormwater Ordinance Review – Tabled

Agricultural/Open Space Trail – Tabled

General Comment:

Dedication of Stormwater Ordinance – Dan Kuruna suggested that when the Stormwater Ordinance is revised that it be dedicated in memory of Ken Herman Jr.

FYI:

- Ronald & Ryan Herman, Add-on Subdivision, filed 8.24.23, due 8.15.24
- Carl & Ladawn Leitzel Conditional Use, filed 4.23.24, due 6.21.24, hearing 6.5.24

Adjournment – On motion by Jon Payne, and seconded by Dan Kuruna, and carried on a 5-0 vote, the Planning Commission meeting was adjourned at 7:17 p.m.

Respectfully submitted,
Julie Hartley, Township Manager