

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINSGROVE  
May 9, 2022**

**Members present included:** Brian Wentzel, Marvin Weaver, Dan Kuruna, Jon Payne and Ken Herman Jr.

**Members Excused:** Derek Straub & 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 Ken Herman Jr., and seconded by Marvin Weaver, and carried on a 4-0 vote, the minutes of the April 25, 2022 Planning Commission meeting were approved as presented.**

**Persons to be Heard:**

None

**New Business:**

Route 522 Corridor Study Suggested Solutions – Slides from the last meeting held by the Route 522 Corridor Improvement were shared. The first intersection was 18<sup>th</sup> Street and Rte. 522 where the study suggested the installation of a traffic signal. The Planning Commission noted that 18<sup>th</sup> Street is owned by Selinsgrove Borough and suggested that maintenance should be assigned to them. Concerns from the group about the traffic signal were trucks having to stop on the hill when heading west, sun angles and traffic stopping on hill during inclement weather. Another solution to help with traffic flow at this intersection would be to have traffic coming from 18<sup>th</sup> Street unto Rte. 522 be only able to turn right during school peak hours.

The next intersection of the study was University Avenue and Salem Road where a roundabout is proposed. Concerns from the group included the navigation of large vehicles including modular homes, tractor trailers, combines, school buses and oversize loads. It was also noted that the Gemberling farm located at the intersection is under farm preservation and may be difficult to get easements. The Planning Commission offered a suggestion of making Salem Road a one-way road from Clifford to the intersection of Rte. 522 to eliminate the traffic entering the University Avenue Intersection and instead exit at the Clifford Road intersection with Rte. 522.

The next proposal is a center turning lane from Lisalyn Road to Clifford Road. It was suggested that it extend even further to Fike Brother's Carpet One. As far as the realignment of Clifford Road's intersection with Rte. 522, the Planning Commission did not think this was necessary.

The Planning Commission thought that the plans to improve the Bridge Street intersection were good.

**Old Business:**

Draft Comprehensive Zoning Ordinance Review – The following changes were made to follow up from the last workshop meeting: 1) Pg. 25, Definitions Section, the definition of "Transferable Development Rights" was removed. 2) Pg. 45, Minimum Lot Size – Level 2 Agricultural Activities shall require a minimum of (10) contiguous acres under the same ownership, "and/or lease hold interest" was added to the end of the sentence. 3) Pg. 88 Group Homes – Section 1118, Group Homes under letter D – take out the statement, "It is not recommended that a group home be located with one-half (.5) radius of any other group home." 4) Pg. 70 Principal Wind Energy Systems, Number 11 – Change from three million insurance coverage to "The applicant shall maintain adequate insurance and certificates shall be made available to Penn Township upon request."

Other items were discussed with no further changes recommended.

**FYI:**

- Bright Farms – Final LD, filed 6.17.20, due 7.5.22
- VFW Subdivision, filed 1.5.21, due 7.29.22
- Lester Sensenig Land Development, filed 3.22.21, due 7.12.22
- Cottontail Solar 6, LLC Land Development, filed 12.7.21, due 5.31.22
- Shayne Koch, Conditional Use Hearing, filed 4.14.22, due 6.13.22, hearing 6.1.22

**Adjournment – On motion Jon Payne and seconded by Ken Herman Jr., and carried on a 5-0 vote, the Planning Commission meeting was adjourned at 7:43 p.m.**

Respectfully submitted,  
Julie Hartley, Township Manager