

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
June 24, 2024**

Members present included: Brian Wentzel, Jon Payne, Chris Fetter, Marvin Weaver, Laura Fellencer, Isaac Ramer Jr. and Dan Kuruna

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate, Matthew Caffrey, Colton Zimmerman, Rocky Baer, Ethan Howard, Baird Brehm, Blandina Lecce, Philip Riggs, Allen Hornberger and Kelly Feiler

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

On motion by Jon Payne and seconded by Marvin Weaver, and carried on a 6-0 vote, the minutes of the May 20, 2024 Planning Commission meeting were approved as presented.

Persons to be Heard:

Colton Zimmerman, Berk's Homes Sketch Plan – Colton Zimmerman and Matt Caffrey with Berks Homes presented the sketch plans of the Village at Penns Creek. The plans show twenty-four lots so that no additional EDUs will need to be obtained. The original stormwater basin will be utilized with additional stormwater as needed. The trees along the rear of the property will be kept with a thirty-foot buffer area between Harris Estates and the new project. A single entrance from 18th Street will be used with a cul-de-sac and a connection to Woodlynn Drive as a secondary entrance. Jim noted that all subdivision plans are reviewed by the Township Engineer before the Planning Commission begins the process. He also asked about the cul-de-sac size and it is a one-hundred-foot right-of-way with an eighty-foot cartway. Selingsgrove School District requires that the entrance to the subdivision be one hundred and twenty-five feet away and a ninety-degree angle which the plans meet that requirement. Colton continued by noting that all stormwater calculations will be done and proper facilities to handle it will be provided. Also, the Snyder County Conservation District will be involved with the project due to its size. In the project will include an area that will be over three acres and the Selingsgrove REC Center is interested in relocating to this site. Jim noted that a recreation center is not a permitted use for this zone so zoning would need addressed first. This subdivision has public water and sewer available.

Kelly Feiler, Regional Recreation Center – Kelly Feiler shared that currently children walk to an old church on 8th Street where the current recreation center is located. The REC has received a grant for two million dollars plus an additional one million as matching funds to build a new facility. The children would be able to walk from the schools directly across 18th Street to the center. The building would be approximately 125 feet by 140 feet with a greenhouse, pickle ball courts, interior basketball court, café and universal interior space. Jim said the steps to the project would include zoning approval and land development approval. He continued by noting that a Conditional Use could be requested if it is a use not provided for in the Zoning Ordinance. Jim said that Selingsgrove Borough should be invited to add comment to the project.

Allen Hornberger, Terry Stauffer Add-On Subdivision – Allen Hornberger presented an add-on subdivision of two lots being taken from 26.7 acres. The first lot will be approximately 6.7 acres and will be sold to James Sassaman and the second lot will be approximately 3 acres to be purchased by Constance Wilson-Smith. The residual lot will be approximately 17.1 acres and a non-building waiver is on the plans. Jim instructed that the Township Engineer will review the plans and offer comments as well as the Snyder County Planning Commission. Allen will return with signed plans to the Planning Commission at their July 22nd meeting for their review and recommendation.

New Business:

Reports & Letters on Cottontail Solar 6 from Township Engineer & Snyder Co. Conservation – Jim noted that Chad Shaffer reviewed the bond reduction request from Cottontail Solar 6 and made recommendation to allow it to be reduced with \$700,000 to remain for unfinished items. The Board of Supervisors approved the reduction at their last meeting. Chad Shaffer's other reports will be reviewed at the Workshop meeting on July 8th.

Principal Solar Zoning Ordinance Amendments – Jim informed the Planning Commission that the public hearing to adopt the Solar Zoning Ordinance Amendments is set for August 7th but updates can be submitted by the Planning Commission up until that date.

Snyder Co. Planning Letter on Solar Zoning Ordinance Amendments – The Snyder County Planning Commission had no comments about the Solar Zoning Ordinance amendments.

Rob Grayston Resignation as Alternate Member – Robert Grayston tendered his resignation as an Alternate Member on the Planning Commission. **On motion by Jon Payne and seconded by Laura Fellencer, and carried on a 7-0 vote, the Planning Commission accepted the resignation of Robert Grayston as an Alternate Member.**

Alternate PC Candidates: Tim Thomson & Paul Long Jr. – After discussion it was decided that Tim Thompson and Paul Long Jr. would be asked to attend the July 8th Workshop Meeting to interview for the positions of Alternate Members.

Old Business:

Stormwater Ordinance Revisions – Tabled

Agricultural/Open Space Trail – Tabled

FYI:

- Fike Brothers Carpet One Conditional Use, filed 6.14.24, due 8.13.24, hearing 8.7.24
- Terry Stauffer Add-On Subdivision, filed 6.24.24, due 9.20.24

Adjournment – On motion by Jon Payne, and seconded by Isaac Ramer Jr., and carried on a 7-0 vote, the Planning Commission meeting was adjourned at 7:55 p.m.

Respectfully submitted,
Julie Hartley, Township Manager