

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
June 26, 2023**

Members present included: Dan Kuruna, Chris Fetter, Marvin Weaver, Laura Fellencer and Ken Herman Jr.

Members Excused: Jon Payne, Brian Wentzel and Robert Grayston

Also Present: John Fisher, Manager Julie Hartley and Solicitor Jim Bathgate

The meeting was called to order by Vice-Chairman Dan Kuruna at 6:30 pm.

On motion by Ken Herman Jr. and seconded by Laura Fellencer, and carried on a 4-0 vote, the minutes of the May 24, 2023 Planning Commission meeting were approved as presented.

Persons to be Heard:

John Fisher, Berk's Homes – John Fisher of Berk's Homes explained that his company is interested in purchasing a ten-acre plot of land along 18th Street to construct single family homes for resale. The subdivision could be anywhere from ten to thirty lots and would require twenty-five to thirty-three EDUs of sewage capacity. The homes would range from sixteen hundred to two thousand square feet. John said that he understood that if duplexes or townhouses would be proposed that a conditional use hearing would be required. Jim Bathgate advised that if their plans need waivers or modifications from the Subdivision or Land Development Ordinance that this be done early in the process. Dan Kuruna suggested that snow easements and fire equipment access be part of the plan. Currently Berk's Homes has not purchased the property but are just preliminarily investigating the possibilities of future development.

New Business: None

Old Business:

Bright Farms – Jim Bathgate noted that representatives from Bright Farms attended the June 21st Board of Supervisor's meeting to discuss future plans of process wastewater and sewage. Once these revised plans are ready they will be attending a Planning Commission meeting to review the changes. There have been many past incidents of high quantity and quality issues with a few spills. Currently some of their sewage is being sent to ESCRA's facilities but most are being transported to the Milton Sewage Facility. The items that will be addressed with revisions will be: 1) All sewage sent to ESCRA with only process wastewater being shipped to Milton 2) Addressing the Holding Tank Ordinance requirements which covers wastewater that is "harmful to water supply" 3) Applying to DEP for an Industrial BMP that would cover spills from holding tanks 4) PTMA giving clarification to the definition of process wastewater versus sewage 5) Address the shipping of 81,000 gallons of process wastewater per week and the 21,000-gallon holding tank 6) Address how much water is being drawn from PTMA well and what will happen to the well in the future. Jim encouraged the Planning Commission to formulate questions ahead of this meeting as the submission of revisions should be ahead of Bright Farm's scheduled appearance.

Subdivision and Land Development Ordinance – Tabled

Central Susquehanna Valley Throughway Map – Dan Kuruna shared a map of the CSVT for the Planning Commission's information.

Public Comment: None

FYI:

- Bright Farms – Final LD, filed 6.17.20, due 10.13.23

Adjournment – On motion by Laura Fellencer, and seconded by Chris Fetter, and carried on a 5-0 vote, the Planning Commission meeting was adjourned at 7:44 p.m.

Respectfully submitted,
Julie Hartley, Township Manager