

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
June 27, 2022**

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

Members Excused: Jon Payne, Derek Straub & Robert Grayston

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate, Gene Kreamer, Robert Anderson, Annette Riegel and Roland Riegel

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

On motion by Dan Kuruna and seconded by Ken Herman Jr., and carried on a 4-0 vote, the minutes of the May 9, 2022 Planning Commission meeting were approved as presented.

Persons to be Heard:

Gene Kreamer, representing Roland and Annette Riegel, came to seek direction from the Planning Commission on the procedure needed to change a non-building lot designation so that a home can be built in an agricultural conservation zone. The lot has been perc tested and one site on the lot has passed and the secondary site has passed also but is located on an adjacent lot that is also owned by the Riegels. The lot will have a common driveway entrance and the proposed dwelling will be in the corner near the woods. Jim Bathgate suggested the following items to have the land development approved. A conditional use hearing could be held to allow a larger lot than two- and one-half acres as a residential lot or the plans show the house using two- and one-half acres of residential use with the remaining acres used for agriculture and a note on the plans. A perpetual easement for the secondary sewage site would need placed on the deed and the shared driveway entrance would need to have a joint use agreement.

Robert Anderson, representing Pawling Station Grain Bins, LLC, asked that the Planning Commission recommend the Final Land Development Plan be sent to the Supervisors for signature. All of the township engineer's comments have been addressed. The only outstanding issue is the waiver granted to submit final plans instead of preliminary plans. Mr. Anderson will secure notarized owner's signatures and the Planning Commission note before presenting the plans to the Board of Supervisors for signature.

On motion by Marvin Weaver and seconded by Dan Kuruna, and carried on a 4-0 vote, to recommend to the Board of Supervisors that they sign the Land Development Plans for Pawling Station Grain Bins, LLC and grant a waiver to file a final plan instead of a preliminary plan.

Robert Anderson, representing Marvin Weaver, proposed a stormwater amendment. Mr. Weaver wants to create a new section of driveway to connect the new barn to the old barn which requires crossing a stormwater swale. Two twenty-four-inch pipes are proposed to allow the crossing. Charles Axtman is working on the calculations to show that the pipes can handle the flow. There will be a minor amendment to the land development plans. The township engineer will need to review the changes before the Board of Supervisors could sign the amended stormwater plans.

On motion by Dan Kuruna and seconded by Ken Herman Jr., and carried on a 3-0 vote with Marvin Weaver abstaining, to recommend to the Board of Supervisors that when the stormwater calculations are complete from Charles Axtman for the Weaver Broiler Houses stormwater amendment that they have the township engineer review the plans.

New Business: None

Old Business:

Review of Draft Comprehensive Amendments to Zoning Ordinance – Dan Kuruna asked if it would be possible to turn Airport Appendix E and Well-Head Appendix C to help with the ability to read the print.

FYI:

- Bright Farms – Final LD, filed 6.17.20, due 9.3.22
- VFW Subdivision, filed 1.5.21, due 7.29.22
- Lester Sensenig Land Development, filed 3.22.21, due 8.11.22

Adjournment – On motion Dan Kuruna and seconded by Ken Herman Jr., and carried on a 4-0 vote, the Planning Commission meeting was adjourned at 7:15 p.m.

Respectfully submitted,
Julie Hartley, Township Manager