

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINGSGROVE  
June 8, 2020**

**Members present included:** Derek Straub, Jon Payne, Marvin Weaver, Brian Wentzel and Robert Grayston.

**Members Excused:** Claudia Brabant, Ken Herman Jr., Dan Kuruna-Alt. and William Moyer-Alt.

**Also Present:** Solicitor James Bathgate and Manager Julie Hartley

**The meeting was called to order by Vice-Chairman Derek Straub at 6:33 pm.**

**On motion by Brian Wentzel and seconded by Robert Grayston, and carried on a 5-0 vote, the minutes of the May 18, 2020 Planning Commission meeting were approved as presented.**

**Persons Present to Be Heard** – None

**New Business** – Jim Bathgate presented the draft Solar Energy System Ordinance and he recommended that the solar energy systems be by Conditional Use hearing. Accessory System Section 2A1, to allow review by the Planning Commission, the Board of Supervisors and any input from citizens. Exemptions to a Conditional Use hearing would be for a system less than 100 square feet, Accessory System Section 2:A2a. Derek asked what the conditional use fee was and it is \$500 to cover expenses incurred. Jon questioned about adding additional panels after the initial 100 square feet and Jim noted that since their interconnected an exemption would not be allowed. Accessory Systems Section C:1a was changed to “applicable setback requirements” instead of “accessory use setback” and the same with Section C:2a. Principal Ground Mounted Section B2c minimum side and rear yards could be waived in adjoining tracts of land with landowner’s mutual consent. Under Principal Ground Mounted B4b the applicant must submit a Stormwater Management plan that is compliant with the municipal stormwater management regulations and follows the current PA DEP regulations. Principal Ground Mounted B5 screening from adjoining residential uses may be waived in writing by an adjoining property owner. In Principal Ground Mounted B6 was discussed and it states, “In Agricultural Zoning Districts, no more than 50 percent of the entire area for development shall consist of Class I and Class II prime agricultural soils.”

**After discussion, on motion by Rob Grayston to strike item 6 in section B in Principal Ground Mounted Solar Energy Systems. Motion died for a lack of a second. On motion by Brian Wentzel to have item 6 section B of the Ground Mounted Solar Energy be no more than 50 percent of the entire area for development shall consist of Class I and II soils. Motion died for a lack of a second. On motion by Rob Grayston and seconded by Jon Payne, and carried on a 3-2 vote, item 6 in section B in the Principal Ground Mounted Solar Energy Systems was stricken. On motion by Jon Payne and seconded by Rob Grayston, and carried on a 4-1 vote with Brian Wentzel abstaining, the commission recommends approval with the amendments to be presented to the Board of Supervisors.**

**Old Business** – None

**Adjournment** – On motion by Rob Grayston and seconded by Marvin Weaver, and carried on a 5-0 vote, the Planning Commission regular meeting was adjourned at 7:51 p.m.

Respectfully submitted,

Julie Hartley, Township Manager