

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
July 22, 2024**

Members present included: Brian Wentzel, Jon Payne, Chris Fetter, Marvin Weaver, Laura Fellencer, Alt. Tim Thomson, Alt. Paul Long and Dan Kuruna

Excused: Isaac Ramer Jr.

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate, Kelly Feiler, Rocky Baer, Allen Hornberger, Ryan Pheasant, Jessica Pheasant, Oden Pheasant, John Murphy, Township Engineer Chad Shaffer and Makenzie Debo

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

On motion by Laura Fellencer and seconded by Marvin Weaver, and carried on a 6-0 vote, the minutes of the July 8, 2024 Planning Commission meeting were approved as presented.

Persons to be Heard:

Fike Brothers Carpet One Conditional Use – Jessica Pheasant explained that they want to move their current electronic sign from their current store to their new facility being constructed at 32 H&S Drive. At a 2017 Conditional Use Hearing the current sign was approved for use along Rte. 522. Jim noted that an electronic sign is by Conditional Use in the Highway Commercial Zone and must comply with section 1108 of the Zoning Ordinance. The Conditional Use Hearing is scheduled for August 7th with the Supervisors. Jim reviewed section 1108. Discussion was held about line of sight and the set-back requirements from Rte. 522 and H & S Drive. The Planning Commission asked if the sign could be moved twenty more feet back from Rte. 522 which would be eighty feet from the centerline of the highway. After discussion the following motion was made:

On motion by Jon Payne and seconded by Laura Fellencer, and carried on a 6-0 vote, it is recommended that the Board of Supervisors approve the Conditional Use for the Electronic Sign to be installed at the new Fike Brothers Carpet One location provided the sign is:

- 1) Set-back Eighty Feet from the centerline of Rte. 522**
- 2) One hundred feet clear sight triangle is shown on plans**
- 3) Set-back Twenty-five feet from the property line along H & S Drive**
- 4) Complies with all local, state and federal regulations**

Allen Hornberger, Terry Stauffer Add-On Subdivision – Allen explained that the comments from Chad Shaffer were addressed and the Sassaman right-of-way was added to the tract maps. Two waivers will need to be granted. The first is that the contours be at twenty-foot increments instead of five since there is no proposed construction and that the scale be allowed to remain at 120 instead of 100. After discussion the following motions were made:

On motion by Dan Kuruna and seconded by Laura Fellencer, and carried on a 6-0 vote, it is recommended that the Board of Supervisors grant two waivers:

- 1) Allow the plan scale to remain 120 instead of 100 or less**
- 2) Allow 20-foot contours instead of 5-foot contours since there is no proposed construction**

On motion by Jon Payne and seconded by Marvin Weaver, and carried on a 6-0 vote, it is recommended that the Board of Supervisors approves the Terry Stauffer Add-on Subdivision

Kelly Feiler, Regional Engagement Center Conditional Use – Jim explained that the Regional Engagement Center has filed for a Conditional Use under “other uses not provided for” because a recreation center is not listed as a permitted or conditional use in any zone. The residential medium density zone does allow for daycare and private schools by conditional use which are similar in nature. The hearing date has not been set by the Board of Supervisors. The REC will have a building with an indoor basketball court, will conduct indoor exercise classes, have after school drop-in sessions, conduct summer camps, supply outdoor pickle ball courts, a greenhouse and a lighted parking lot. All activities at the REC will end by 6 pm. Discussion will be held with Selingsgrove Borough after the Conditional Use Hearing. During the land development process, buffers will be shown on the plans as well as the correct number of parking lot spaces to comply with the Subdivision and Land Development Ordinance. A church also rents the current REC building and churches are allowed in R-2 zones as a conditional use. The REC provided a letter of intent from Berk’s Homes showing their interest in selling the land to them.

Kelly Feiler will return to the next workshop meeting of the Planning Commission so the project can be discussed further.

Makenzie Debo, Waiver from Land Development – Mackenzie filed a waiver from section 105 Definitions of a Land Development Plan, section 2 A & B, for a detached pole building that exceeds fifty percent of her principal structure. The proposed building will be at 1628 Sand Hill Road and will be forty-feet by eighty-feet. Where the building is proposed there are currently three pre-fab metal buildings that will be removed before the construction of the new pole barn. A fifty-foot set-back from the rear of the property is proposed. The new construction will not increase the impervious coverage as it will be placed on an existing impervious surface and should have no impact on stormwater. Jim noted that Makenzie will need to notify all adjoining land owners of the Waiver Hearing and will need to post her property at least a week in advance and supply proof. The waiver hearing will be placed on the Supervisor's Agenda for August 7th. After discussion the following motion was made:

On motion by Laura Fellencer and seconded by Dan Kuruna, and carried on a 6-0 vote, it is recommended to the Board of Supervisors that the waiver from a Land Development Plan be granted with the following conditions:

- 1) No additional impervious surface is created**
- 2) If issues occur after construction that a Stormwater Management Plan and Land Development Plan be filed with the Township**

Chad Shaffer, Stormwater Ordinance Review – Chad noted that a letter showing suggested changes to the Stormwater Management Ordinance was included in their packets. He plans to start review of the suggested changes at the Planning Commission workshop meeting on August 12th. The Planning Commission requested that Chad Shaffer send a letter to Cottontail Solar 6 LLC asking that they look at several items that need addressed. The items are self-locking gates, a post construction certified noise study, a manure management plan, and a maintenance agreement.

New Business:

Welcome New Alternate Members, Paul Long and Tim Thomson – New Alternate Members were welcomed and Jim explained the use and purpose of Alternate Members to the Planning Commission.

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
- Regional Engagement Center Conditional Use, filed 7.17.24, due 9.16.24
- Makenzie Debo, Waiver from Land Development, filed 7.18.24, due 9.16.24

Adjournment – On motion by Jon Payne, and seconded by Marvin Weaver, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 8:02 p.m.

Respectfully submitted,
Julie Hartley, Township Manager