

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINGSGROVE  
July 26, 2021**

**Members present included:** Derek Straub, Robert Grayston, Alternate Dan Kuruna, Brian Wentzel, Jon Payne and Ken Herman Jr.

**Members Excused:** Marvin Weaver

**Also Present:** Solicitor Jim Bathgate, Manager Julie Hartley, Charles Axtman, Dale Gemberling and Fausto Volpe

**The meeting was called to order by Chairman Brian Wentzel at 6:55 pm.**

**On motion by Robert Grayston and seconded by Jon Payne, and carried on an 5-0 vote, the minutes of the July 12, 2021 Planning Commission meeting were approved as presented.**

**Persons to be Heard:**

Dale Gemberling of Otto Electric presented a ground mounted solar system to be located at the residence of Rick Romig at 2557 Rte. 204. He noted that the system will have fifty-seven panels and the closest property line is three hundred and sixty-eight feet. Green Solar's systems have a twenty-five-year warranty. He provided the companies' insurance certificate and that they are HIC certified. PP&L has approved the connection and the transmission lines will be underground. Warning signs will be mounted where they are needed on the system.

After discussion the following motion was made:

**On motion by Derek Straub and seconded by Robert Grayston, and carried on a 5-0 vote, it is recommended that the Board of Supervisors approve the Conditional Use for Rick Romig with the following requirements:**

- 1) Comply with all regulations required in the Accessory Solar Energy System of the township's Zoning Ordinance**
- 2) Subject to all local, state and federal laws**

Fausto Volpe of ReNu representing a roof mounted solar energy system for the home of Ronald Herman at 631 Herman Road noted that it will be located on the southwest facing roof of the home and consist of twenty-five panels with one inverter. There will be a disconnect at the meter and it can also be remotely disconnected. It will have low glare panels that are manufactured in the United States. The system does not go to the edge of the roof or peak and has a twenty-five-year warranty. If any panel or the inverter malfunctions it will be serviced within forty-eight to seventy-two hours. Safety signs will be placed on the system where they are required. The primary beneficiary will be the home owner. The company is HIC certified and has been in business for twelve years and has been installing panels for six years.

After discussion the following motion was made:

**On motion by Robert Grayston and seconded by Derek Straub, and carried on a 5-0 vote, it is recommended that the Board of Supervisors approve the Conditional Use for Ronald Herman with the following requirements:**

- 1) Comply with all regulations required in the Accessory Solar Energy System of the township's Zoning Ordinance**
- 2) Subject to all local, state and federal laws**

Charles Axtman presented an additional broiler house for Marvin Weaver at 1330 Foxboro Road that would make his farm a Level II Agricultural facility which requires a conditional use hearing. The broiler house will be forty-eight feet by four hundred and sixty feet. Letters of approval were provided by the Snyder County Conservation District for the NPDES permit amendment, nutrient management, erosion and sediment plan and post-construction stormwater and an odor management approval letter was provided from the Odor Management Program Coordinator. The stormwater basin will accommodate the new construction stormwater and an existing road will be utilized. The new building will increase the impervious surface by 6.3%. The lot is forty-eight acres.

After discussion the following motion was made:

**On motion by Robert Grayston and seconded by Ken Herman Jr., and carried on a 5-0 vote, it is recommended that the Marvin Weaver Broiler House come before the Planning Commission at their August 23, 2021 meeting with a professional that has the ability to address odor management and nutrient management concerns.**

**New Business:**

None

**Old Business:**

**Accessory Solar System Roof Mounted** – Discussion was held on whether or not a roof mounted residential solar energy system should be by conditional use.

After discussion the following motion was made:

**On motion by Ken Herman Jr. and seconded by Jon Payne, and carried on a 5-0 vote, to amend the resolution that was made at the July 12<sup>th</sup> Planning Commission meeting to have no conditional use hearing requirements for Accessory Solar Energy Systems to having only ground mounted Accessory Solar Systems requiring Conditional Use Hearings in the draft Zoning Ordinance.**

**Transient Merchant Ordinance** – Discussion was held regarding the current Transient Merchant Ordinance with no decisions being made. Tabled until the workshop meeting.

**FYI-**

- Bright Farms – Final LD, filed 6.17.20, due 9.10.21
- RBBB Holdings/Ron Brubaker – Final LD, filed 8.25.20, due 10.5.21
- VFW Subdivision, filed 1.5.21, due 10.5.21
- Lester Sensenig Land Development, filed 3.22.21, due 8.17.21
- Marvin Weaver Conditional Use, filed 5.13.21, due 10.8.21, hearing 9.1.21, 6 pm
- Marvin Weaver – Final LD, filed 6.11.21, due 12.8.21
- RMW Rentals, LLC Conditional Use, filed 6.17.21, due 8.16.21, hearing 8.4.21
- Karen Gaugler/Trinity Solar Conditional Use, filed 6.17.21, due 8.16.21, hearing 8.4.21
- Rick Romig Conditional Use, filed 6.21.21, due 8.20.21, hearing 8.4.21
- Daku, Cottontail Solar 6, LLC, filed 6.24.21, due 8.23.21, hearing 8.18.21
- John Kline/Trinity Solar Conditional Use, filed 7.12.21, due 9.10.21, hearing 9.1.21, 6:30 pm
- Kevin Gray/Solar Conditional Use, filed 7.16.21, due 9.14.21, hearing 9.1.21, 5:30 pm
- Ronald Herman/Trinity Solar Conditional Use, filed 7.16.21, due 9.14.21, hearing 9.1.21, 5:30 pm

**Adjournment** – On motion by Robert Grayston and seconded by Derek Straub, and carried on a 5-0 vote, the Planning Commission meeting was adjourned at 8:31 p.m.

Respectfully submitted,  
Julie Hartley, Township Manager