

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
August 12, 2024**

Members present included: Brian Wentzel, Jon Payne, Chris Fetter, Marvin Weaver, Laura Fellencer, Alt. Paul Long and Isaac Ramer Jr.

Excused: Alt. Tim Thomson and Dan Kuruna

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate, Kelly Feiler, Rocky Baer, Township Engineer Chad Shaffer, Blandina Lecce and Philip Riggs

On motion by Laura Fellencer and seconded by Isaac Ramer Jr., and carried on a 5-0 vote, Jon Payne was appointed as Temporary Chairman.

The meeting was called to order by Temporary Chairman Jon Payne at 6:32 pm.

On motion by Laura Fellencer and seconded by Marvin Weaver, and carried on a 4-0 vote with Isaac Ramer Jr. abstaining, the minutes of the July 22, 2024 Planning Commission meeting were approved as presented.

At 6:45 pm Chairman Brian Wentzel took over the meeting from the Temporary Chairman.

Persons to be Heard:

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 Conditional Use Hearing is set for September 4th at 5:30 pm. 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. Most activities at the REC will end by 6 pm. 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 noted that the hours are generally from 9:30 am to 6 pm but the facilities do get rented out for other days and times. Traffic concerns were discussed and it was suggested that they meet with Selinsgrove Borough on this matter. Other items such as buffers, security fencing, real estate values of neighboring properties and stormwater were discussed. After discussion the following motion was made:

On motion by Brian Wentzel and seconded by Laura Fellencer, and carried on a 6-0 vote it is recommended that the Board of Supervisors allow the conditional use with the following conditions:

- 1) Favorable comments are received by Selinsgrove Borough regarding traffic**
- 2) Comply with all state and federal regulations**
- 3) Comply with Penn Township’s Subdivision and Land Development Ordinance and Stormwater Ordinance**
- 4) Minimize lighting effects to neighboring properties**
- 5) Provide noise buffering for Pickle Ball Courts**

Chad Shaffer, Stormwater Ordinance Review – Chad noted that a letter showing suggested changes to the Stormwater Management Ordinance was included in their packets. Following are the items that were discussed:

- 1) Pg. 2 – Page numbers need corrected in the Table of Contents
- 2) Pg. 14 – Section 301 – Suggests creating an exemption table for small projects that disturb less than 5,000 square feet and create less than 1,000 square feet of impervious surface. Chad will provide examples for the next Planning Commission meeting.
- 3) Pg. 14 – Remove Section 301D “Any development adding less than the maximum allowable impervious coverage in the applicable zones”.
- 4) Pg. 16 – Section 303 B.G - Change “detailed soils by evaluation by qualified hydrogeologists” to “qualified soil scientist”.
- 5) Pg. 27 – 504 B - Suggested that some exceptions could be considered for proposed work within 25% sloped areas. With wording such as, “The Developer, under the direction of a geotechnical engineer, taking full

responsibility for any adverse outcomes associated with development, via, maintenance agreements, bonding, etc.”

6) Pg. 30 - Section 604 I – Add “Confirm storage volumes at design storm levels and confirm as-built elevations are within 0.2 feet of design elevations. Otherwise, re-run system hydraulics to confirm that the design intent has been achieved. Include an inspection report confirming compaction results and required buried appurtenances. Others as may be necessary to assure conformance with design approvals.”

7) Pg. 33 – Section 801 – Suggestion - Add “Bonding should be based on a cost estimate prepared by the Developer’s engineer and approved by the Township Engineer.”

Suggestion – Add language that Stormwater Management will be taken over by a Homeowner’s Association or each individual lot owner.

8) Pg. – Section 404 A. 5 & 6 – Change piping requirement to “minimum HDPE plastic pipes or reinforced concrete”.

New Business:

Bright Farms Update – Jim Bathgate noted that Bright Farms has their water usage under their allotted amount now. Isaac Ramer Jr. noted that PTMA is placing a valve that will measure their usage and give a warning when the levels are too high and if not addressed will turn off the water. If there are questions on the new valve’s accuracy the regular meter can be accessed.

Old Business:

Agricultural/Open Space Trail – Tabled

FYI:

- Carl & Ladawn Leitzel, Subdivision, filed 7.23.24, due 10.21.24
- Regional Engagement Center Conditional Use, filed 7.17.24, due 9.16.24, hearing 9.4.24

Adjournment – On motion by Laura Fellencer, and seconded by Isaac Ramer Jr., and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Julie Hartley, Township Manager