

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINS GROVE
August 14, 2023**

Members present included: Brian Wentzel, Chris Fetter, Marvin Weaver, Laura Fellencer, Jon Payne and Ken Herman Jr.

Members Excused: Dan Kuruna and Robert Grayston

Also Present: Manager Julie Hartley and Solicitor Jim Bathgate

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

On motion by Jon Payne and seconded by Ken Herman Jr., and carried on a 6-0 vote, the minutes of the July 24, 2023 Planning Commission meeting were approved as presented.

Persons to be Heard: None

New Business: None.

Old Business:

Zoning Ordinance Revisions to Allow Poultry in Designated Areas – Jim explained that zoning ordinance amendment would allow a Farmette as a permitted use under the RR, R1 and AC zones subject to section 1116. After discussion about section 1116, it was decided that the group three livestock setback be changed to twenty-five feet instead of fifty.

Bright Farms – Jim shared that the Board of Supervisors directed him to write a letter to Bright Farms with some concerns that need addressed. The items that he inquired about were addressed by Bright Farms in a written response. They replied that they are not planning to expand the Penn Township greenhouse, that they are in the process of obtaining their permit from DEP, that the restroom trailer waste will be placed in the sewer system, that they will address the “process wastewater” definition and how it applies to the holding tank ordinance and will address the amount of water being drawn from PTMA’s well.

Subdivision and Land Development Ordinance – After discussion the following will be added to section 413.3 as letter “A”; “Tree planting and landscaping used for screening shall comply with the landscaping requirements of this Ordinance. Fences and walls constructed as screening shall be maintained in good condition and repaired and replaced where necessary by the developer, homeowner’s association or homeowner”. Add to introduction of section 413, “Prior to plan approval, the applicant shall submit complete plans showing the arrangement of buffer yards and the placement, species and size of plant materials to be placed in such buffer yards.” Under section 413.4 (B) change that trees should be every seventy-five feet instead of fifty feet on street frontage.

Public Comment: None

FYI:

- Bright Farms – Final LD, filed 6.17.20, due 10.13.23
- Daniel Habegger, Subdivision, filed 7.6.23, due 10.4.23
- Donald Schrey, Add-on Subdivision, filed 7.13.23, due 10.11.23
- Michael Schrey, Conditional Use, filed 7.19.23, due 9.15.23

Adjournment – On motion by Jon Payne, and seconded by Laura Fellencer, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 7:30 p.m.

Respectfully submitted,
Julie Hartley, Township Manager