

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINSGROVE  
August 22, 2022**

**Members present included:** Marvin Weaver, Dan Kuruna, Brian Wentzel and Ken Herman Jr.

**Members Excused:** Jon Payne, Derek Straub & Robert Grayston

**Also Present:** Manager Julie Hartley, Solicitor Jim Bathgate, Gene Kreamer, Annette Riegel, Ben Heim, Al Pringle, Jim Grose, Scott Shambach and Roland Riegel

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

**On motion by Dan Kuruna and seconded by Ken Herman Jr., and carried on a 4-0 vote, the minutes of the August 8, 2022 Planning Commission meeting were approved as presented.**

**Persons to be Heard:**

Gene Kreamer, representing the Riegel Land Development, noted that the plans have been revised and the driveway reference is on the sheet one, the sewage notes and recording references are on sheet two and the sewage and driveway easement agreements are being finalized with Jim Bathgate. It was requested to add to the sewage easement that it has a one-hundred-foot set-back included for any future wells. The plans already include the well set-back lines from the reserve sewage site. The table of parcels is located on sheet one.

After discussion the following motion was made:

**On motion by Dan Kuruna, seconded by Marvin Weaver, and carried on a 3-0 vote with Dan Kuruna abstaining, it is recommended to the Board of Supervisors that the Land Development for Roland and Annette Riegel be approved after the following items are complete:**

- 1) The DEP Planning Module is approved**
- 2) The plans are submitted with the owner's signatures notarized**
- 3) The sewage and driveway easements are complete**

Al Pringle, representing the Keystone Real Estate Group, explained to the Planning Commission that a parcel of land located on 18<sup>th</sup> Street, parcel number 13-08-174 & 174A is seeking a Conditional Use. The combined lots are 10.4 acres in a R-2 (Residential -Medium Density) zone. The current zoning ordinance does not have Personal Care Homes as an allowed use in any of the zones so a Conditional Use hearing is necessary. The Conditional Use is filed under 402.2, uses not otherwise provided for. The R-2 zone allows such uses as group homes, family daycare and by conditional use it includes private schools and larger daycares. The proposed building will be approximately sixty thousand square feet with other amenities. The building lot coverage for the proposed facility will be followed as well as the impervious surface. The building will have approximately eighty-four beds and each room approximately two hundred and fifty square feet, excluding bathrooms and closets. There will also be a dining room, laundry room and other amenities. The building will be owned by Lifecare Holdings and are licensed by PA Health and Human Services. This company currently manages six comparable facilities and have over thirty years in the business. The site does have public water, sewage available and enough EDUs for the project. After discussion the following motion was made:

**On motion by Ken Herman Jr., seconded by Marvin Weaver, and carried on a 4-0 vote, to recommend to the Board of Supervisors that they allow the Conditional Use with the following stipulations: all state, federal and local regulations be followed which includes a stormwater plan and a land development plan before the start of the project.**

Jim Grose, representing the Skinner subdivision, is located at 1817 State Route 522 and parcel number 13-03-179. The zone is highway commercial. The lot to be subdivided is 1.74 acres of vacant land with the residual lot being 3.02 acres with the Light Barn located on it. The boundary between the two lots would be through the wetland area. Public water and sewer are available to the vacant lot. The Light Barn has its own on-site water and sewer. The subdivision does not create any non-conformities. It was suggested that the 1.74-acre lot be designated on the plans as a "non-building" lot and if development occurs in the future, it can be changed during the land development process.

After discussion the following motion was made:

**On motion by Dan Kuruna, seconded by Ken Herman Jr., and carried on a 4-0 vote, to recommend that the Board of Supervisors allow the subdivision with the following conditions:**

- 1) Snyder County Planning Commission approval**

- 2) **Notarized owner's signatures on the plans**
- 3) **The 1.74-acre vacant lot be designated on the plans as "non-building" and if developed at a later date changed by submission of a Land Development Plan**

Scott Shambach of Meck-Tech, representing Penn Avon Campground/Wayne Brouse, noted that a residence located at 1548 State Route 204, parcel number 13-06-094 would be subdivided and the property would be added to the Penn Avon Campground property. He also noted that all the parcels of Penn Avon would be combined to make one lot. The home would retain one acre and has an existing on-lot sewage system and private well. The plans have been submitted to the County Planning Commission for review. The Planning Commission asked that Dan Page be contacted to help identify an alternate sewage system site for the residence in case of current system failure. The Planning Commission asked Mr. Shambach to return to a future meeting when the Sewage Enforcement Officer inspects the current sewage system and identifies an alternate sewage system and show the alternate site on the plans.

Marvin Weaver presented a stormwater revision to his land development plan. The changes are two drainage pipes will be placed in the swales to allow trucks to drive around the rear of his poultry barns. The township engineer reviewed the alterations and approved the changes. A waiver will need requested to allow the use of plastic instead of concrete pipes.

After discussion the following motion was made:

**On motion by Brian Wentzel, seconded by Dan Kuruna, and carried on a 3-0 vote with Marvin Weaver abstaining, to recommend to the Supervisors to allow the stormwater revision with the following conditions:**

- 1) **Request a waiver to allow plastic pipes instead of concrete**
- 2) **Add lines on the plans to allow for Supervisors and Planning Commission signatures**
- 3) **Notarized owner's signature on plans**
- 4) **Submit plans for review to the County Planning Commission**

**New Business:** None

**Old Business:** None

**FYI:**

- Bright Farms – Final LD, filed 6.17.20, due 10.1.22
- VFW Subdivision, filed 1.5.21, due 9.23.22
- Skinner Subdivision, filed 7.18.22, due 10.14.22
- Riegel Land Development, filed 7.27.22, due 10.25.22
- Wayne Brouse, add on Subdivision, filed 7.29.22, due 10.27.22
- Keystone Real Estate Cond. Use, filed 8.15.22, due 10.14.22, hearing 9.21.22 at 6 pm
- Marvin Weaver Stormwater Revision, filed 8.22.22, due 11.21.22

**Adjournment – On motion Ken Herman Jr., and seconded by Marvin Weaver, and carried on a 4-0 vote, the Planning Commission meeting was adjourned at 7:48 p.m.**

Respectfully submitted,  
Julie Hartley, Township Manager