

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINSGROVE  
August 23, 2021**

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

**Members Excused:** Robert Grayston and Derek Straub

**Also Present:** Solicitor Jim Bathgate, Manager Julie Hartley, Janelle Groff, Emily Johnson, Beth Ehnsman, Mike Thomas, Shannon Ehnsman and Makenzie Stover

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

**On motion by Jon Payne and seconded by Ken Herman Jr., and carried on a 4-0 vote, the minutes of the August 9, 2021 Planning Commission meeting were approved as presented.**

**On motion by Jon Payne, and seconded by Ken Herman Jr., and carried on a 4-0 vote, Dan Kuruna was asked to join the proceedings as a regular member.**

**Persons to be Heard:**

Emily Johnson and Janelle Groff of Trinity Solar presented three roof mounted solar energy systems to be installed on the properties owned by John Kline, Joshua Hoover and Kevin Gray. She noted that all systems are being purchased by the clients. Jim Bathgate asked if all systems will meet the township's regulations including glare and she responded that it would. There will be no storage of electricity on site.

After discussion the following motion was made:

**On motion by Marvin Weaver and seconded by Ken Herman Jr., and carried on a 5-0 vote, it is recommended that the Board of Supervisors approve the Conditional Use for John Kline, Joshua Hoover and Kevin Gray 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**

Marvin Weaver had Shannon and Beth Ehnsman present his nutrient and odor management plan for his 2<sup>nd</sup> broiler house project. The second broiler house makes the project a concentrated animal operation (CAO). Jim noted that township set-backs cannot be more than the state mandates. NOMA requires that both nutrient and odor management plans be in place and both have been approved. Charles Axtman has provided a statement that all requirements have been met. The distance requirement of the buildings from other residents is correct for odor control. Currently there have been no complaints from neighbor regarding odor. This broiler house is the same square footage as the other house and there will be no storage of manure on site. All the state regulations have been met for the nutrient management and odor management plans. The State Conservation District checks all the plans and inspects the site. The animal equivalent is 118.08.

After discussion the following motion was made:

**On motion by Jon Payne and seconded by Dan Kuruna, and carried on a 4-0 vote with Marvin Weaver abstaining, it is recommended that the Board of Supervisors approve the Conditional Use for Marvin Weaver with the following requirements:**

- 1) Subject to all local, state and federal laws**

Mike Thomas of Meck Tech presented plans for DMS Mobile Home Park which plans to add nine additional sites, consolidate three tracts into one, create an extension of an existing private lane, add an access road to Clifford Road and a 30' x 150' storage building. The Snyder County Conservation District has determined that an NPDES permit is not required for the project. Stormwater management is not proposed for this expansion project as stormwater should be reduced with the improvements. The FEMA flood plain Zone A is diverted into a 36" culvert that takes the water under the project and additional existing stormwater along Rte. 522 also keeps flood water from the site. Public water and sewer capacities have been granted. The access to Clifford Road is currently being reviewed by PennDOT. Mike also requested six waivers as follows: 1) Allow a final plan submittal instead of a preliminary plan; 2) Allow a 15' gravel lane with 3' berms instead of the 12' paved lanes with 4' paved shoulders; 3) A minimum center line grade of 1% with a trench to provide drainage instead of a road crown; 4) reduced buffer

yard from the 75' requirement; 5) Stormwater management plan; 6) Recreational requirement for mobile home parks.

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, it is recommended that the DMS Mobile Home Park Expansion Project be reviewed by the township engineer for review of the whole plan, review the requested waivers, the flood plain and the existing and proposed stormwater pipes.**

Makenzie Stover presented an add on subdivision plan that adds 3.291 acres to a current 1.25-acre lot with a residence located on it. The residual lot would be 15 (fifteen) acres. Jim Bathgate noted that the maximum lot area for residential lots is 2.5 acres so this add-on subdivision would need to go through a Conditional Use hearing. Discussion was made as to whether or not a legal access and driveway maintenance agreement is needed.

**On motion by Dan Kuruna and seconded by Ken Herman Jr., and carried on a 5-0 vote the discussion was tabled until the next meeting of the Planning Commission on September 27, 2021.**

### **New Business:**

Meeting times for 2022 – Tabled.

### **Old Business:**

None

### **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 11.15.21
- 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
- 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
- Joshua Hoover/Trinity Solar Conditional Use, filed 8.9.21, due 10.8.21, hearing 9.15.21 at 6 pm
- Douglas Klinger Add-On Subdivision, filed 8.18.21, due 11.16.21
- Diversified Management Solutions Land Development, filed 8.20.21, due 11.18.21

**Adjournment – On motion Marvin Weaver and seconded by Dan Kuruna, and carried on a 5-0 vote, the Planning Commission meeting was adjourned at 8:35 p.m.**

Respectfully submitted,  
Julie Hartley, Township Manager