

PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
August 25, 2025

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

Members Excused: Chris Fetter and Dan Kuruna

Also Present: Manager Julie Hartley and Solicitor Jim Bathgate

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

Minutes:

On motion by Isaac Ramer Jr. and seconded by Brian Wentzel and carried on a 4-0 vote, the minutes of the August 11, 2025 Planning Commission meeting were approved as presented.

Persons to be Heard: None

New Business:

Zoning Map Change, Wayne Brouse – Wayne Brouse has five parcels that he would like to have changed from R-1 (Low Density Residential) zone to NC (Neighborhood Commercial). Jim noted that the Planning Commission and Snyder County Planning Commission have thirty days to give comment on the mapping change request. R-1 zone is primarily for residential properties and NC provides a variety of mixed uses. Directly across from the requested map change the property is zoned NC. No city water or sewer is available to these lots.

On motion by Laura Fellencer and seconded by Marvin Weaver and carried on a 4-0 vote with Isaac Ramer Jr. abstaining due to voting on the decision as a Supervisor, to recommend that the Board of Supervisors allow the zoning change to NC from R-1 for parcel numbers 13-06-15, 015A, 126, 057 and 057A.

Paul Long to Voting Member – **On motion by Isaac Ramer Jr. and seconded by Laura Fellencer and carried on a 5-0 vote to install Paul Long Jr. as a voting regular member of the Planning Commission due to Marvin Weaver excusing himself to present his waiver from land development.**

Marvin Weaver, Waiver from Land Development – Marvin explained that he would like to build a sixty by seventy-two-foot manure storage building. It would consist of three concrete sides and a roof. He is asking for a waiver from having to file a land development plan. He noted that the proposed building was not included in the current stormwater plans. After discussion it was decided that Chad Shaffer would need to review the plans to determine whether it would potentially create any stormwater issues. Marvin will be responsible to pay the township engineer for the review.

On motion by Laura Fellencer and seconded by Jon Payne and carried on a 5-0 vote, to have Chad Shaffer review the plans for stormwater concerns and that Marvin Weaver would be responsible for expenses incurred.

Paul Long to Voting Member – **On motion by Jon Payne and seconded by Isaac Ramer Jr. and carried on a 5-0 vote, Paul Long will finish out the meeting as a regular voting member.**

Old Business:

Stormwater Ordinance Revisions – Discussion was held comparing three different options for the exemption portion of the new Stormwater Ordinance. The first option was the exemption section of the current Stormwater Ordinance. The second option was the chart and revised exemption language. The third option was the chart and a provision to request a stormwater exemption from the Board of Supervisors. All agreed that option three had the content that they wanted to see in the exemption section. A complete draft ordinance will be presented at the next Planning Commission meeting.

Revisions to Noise Section of Solar Ordinance – Jim went over the proposed noise amendments for principal solar energy systems. Discussion was held as to whether or not a definition of “sound deadening barrier” should be added to the Zoning Ordinance definitions section. Jim said that he believes that types of sound deadening barriers could be added as a conditional use. Agreed upon added language and the definition will be reviewed at the next meeting.

AI Data Centers – Tabled

FYI:

- Sissy Boy Trucking Land Dev., filed 6.23.25, due 9.19.25

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 7:35 p.m.

Respectfully submitted,
Julie Hartley, Township Manager