

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINSGROVE  
August 8, 2022**

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

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

**Also Present:** Manager Julie Hartley, Solicitor Jim Bathgate, Gene Kreamer, Roland Riegel and Annette Riegel

**The meeting was called to order by Chairman Brian Wentzel at 6:31 pm.**

**On motion by Ken Herman Jr., and seconded by Marvin Weaver, and carried on a 4-0 vote, the minutes of the June 27, 2022 Planning Commission meeting were approved as presented.**

**Persons to be Heard:**

Gene Kreamer, Riegel Land Development – Gene presented the Riegel Land Development plans noting that the lot is almost twenty acres. Multiple soil tests were conducted for sewage systems and two sites were selected according to the DEP requirements for slopes. Access to the site in the corner of the woods will begin from a current access point that comes in from Old 522 and then splits off to the home. Vegetation will be maintained as much as possible to assist in stormwater management. He continued by sharing that he is working on the deed easements for the alternate sewage site and driveway entrance. He noted that a two- and one-half acre area is shown for residential purposes with the remaining acreage to be used for agriculture.

After discussion it was decided that Gene Kreamer should return to the August 22<sup>nd</sup> Planning Commission meeting after the following items have been addressed:

- 1) Shared driveway notes on plans
- 2) Alternative Sewage system easement on plans
- 3) Finalize the Driveway and Sewage Easement Agreements (Solicitor to review)
- 4) Add table of parcels showing the parent tract and all lots that were subdivided
- 5) Notarized signatures on plans

**On motion by Marvin Weaver, and seconded by Dan Kuruna, and carried on a 4-0 vote, that the DEP Planning Module be signed by the Chairman of the Planning Commission and the Zoning Officer.**

**New Business:**

Medical Marijuana – Jim Bathgate noted that the Planning Commission should review Medical Marijuana to potentially add to the current Zoning Ordinance. The members were asked to review the information and be ready to discuss at the next Planning Commission Workshop.

“Forever Chemical” Article – Dan Kuruna asked if there was anything the Township could do about regulating the storage and use of PFAs and PFOs. Jim Bathgate noted that the only ordinance that covers dangerous substances is the floodplain ordinance in Section 505. This section prohibits the storage of dangerous chemicals in a Floodway or within fifty feet of a flood zone. He also noted that the state and federal government regulate these chemicals.

DEP Regulation Reminder Letter – The DEP Regulation Reminder Letter was reviewed by the Planning Commission.

New Project for Workshop Meetings – **On motion by Marvin Weaver, and seconded by Ken Herman Jr., and carried on a 4-0 vote, the next project for the Planning Commission will be reviewing the Land Development Ordinance and then the Stormwater Ordinance.**

**Old Business:** None

**FYI:**

- Bright Farms – Final LD, filed 6.17.20, due 9.3.22
- VFW Subdivision, filed 1.5.21, due 9.23.22
- Lester Sensenig Land Development, filed 3.22.21, due 9.9.22
- Skinner Subdivision, filed 7.18.22, due 10.14.22
- Riegel Land Development, filed 7.27.22, due 10.25.22

**Adjournment – On motion Marvin Weaver and seconded by Ken Herman Jr., and carried on a 4-0 vote, the Planning Commission meeting was adjourned at 7:21 p.m.**

Respectfully submitted,  
Julie Hartley, Township Manager