

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
August 9, 2021**

Members present included: Marvin Weaver, Brian Wentzel, Jon Payne, Derek Straub and Ken Herman Jr.

Members Excused: Robert Grayston and Alternate Dan Kuruna

Also Present: Solicitor Jim Bathgate and Manager Julie Hartley

The meeting was called to order by Chairman Brian Wentzel at 6:29 pm.

On motion by Ken Herman Jr. and seconded by Derek Straub, and carried on a 5-0 vote, the minutes of the July 26, 2021 Planning Commission meeting were approved as presented.

Persons to be Heard: None

New Business:

There was discussion on the language for the Accessory Solar Energy Systems and the following was suggested for section 701 A(1): "Roof Mounted ASES shall be permitted in all zoning districts provided that all requirements of this ordinance are met. The same is to be reviewed by the Zoning Officer. Ground Mounted and all other ASES systems shall be permitted by Conditional Use in all zoning districts subject to the criteria here-in."

On motion by Derek Straub and seconded by Marvin Weaver, and carried on a 5-0 vote, the new language for Section 701 Accessory Solar Energy Systems should be adopted into the new zoning ordinance.

Old Business:

The Transient Merchant Ordinance was discussed. After discussion one motion was made:

On motion by Derek Straub and seconded by Ken Herman Jr., and carried on a 5-0 vote, it is recommended that the Board of Supervisors suspend the current Transient Merchant Ordinance 2006-04 at least temporarily and revisit it at a future date if necessary.

Mapping zoning changes were discussed as part of the new zoning ordinance process. After discussion one 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 change the zoning of T&B Development, 13-09-114, to HC, Nicole Ressler, 13-02-005, to AC, Jeff Cook, 13-03-063, to AC and Jeff Cook, 13-03-292, to AC.

On motion by Jon Payne and seconded by Derek Straub, and carried on a 5-0 vote, it is recommended to the Board of Supervisors to move forward with the process to adopt the amended Zoning Ordinance.

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
- Daku, Cottontail Solar 6, LLC, filed 6.24.21, due 8.23.21, hearing 8.18.21
- 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

Adjournment – On motion by Robert Grayston and seconded by Jon Payne, and carried on a 5-0 vote, the Planning Commission workshop meeting was adjourned at 7:22 p.m.

Respectfully submitted,
Julie Hartley, Township Manager