

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINGSGROVE  
September 14, 2020**

**Members present included:** Derek Straub, Brian Wentzel, Marvin Weaver, Robert Grayston, Ken Herman Jr. and Alternate Dan Kuruna

**Members Excused:** Claudia Brabant, Alternate William Moyer and Jon Payne

**Also Present:** Solicitor James Bathgate and Manager Julie Hartley

**The meeting was called to order by Solicitor James Bathgate at 6:31 pm.**

**On motion by Rob Grayston and seconded by Ken Herman Jr., and carried on a 5-0 vote, Brian Wentzel will act as temporary Chairman.**

**On motion by Marvin Weaver and seconded by Ken Herman Jr., and carried on a 5-0 vote, Dan Kuruna will act as a regular voting member during this meeting instead of an alternate.**

**On motion by Robert Grayston and seconded by Dan Kuruna, and carried on a 6-0 vote, the minutes of the August 24, 2020 Planning Commission meeting were approved as presented.**

**Persons to be heard/New Business:** N/A

**Old Business** – Discussion about Zoning Map and Ordinance:

- 1) Accessory Wind Energy Systems will be by Conditional Use in RR, HC, I and AC zones within the township.
- 2) Add Accessory Wind Energy System's definition to definition section of zoning ordinance.
- 3) Number of systems limited to one per property.
- 4) Setback: The base of the tower shall be set back from all property lines, etc. double the total height of the tower.
- 5) Tower height, no specific height limitation, except as imposed by FAA regulations, noise and setbacks.
- 6) Sound shall not exceed the definition of nuisance noise, See Table I of Nuisance Standards.
- 7) Equipment shall conform to applicable industry standards including ANSI, UL, ASTM, etc.
- 8) Accessory building for storage cells, etc. shall comply with accessory building and impervious surface requirements for zone.
- 9) Engineered drawings shall include standard drawings of the wind turbine structure and stamped engineered drawings of the tower, base, footings, and foundation as provided by the manufacturer.
- 10) Turbine installations of 20kW or less will not require project-specific soils studies or wet stamp.
- 11) Compliance with FAA Regulations
- 12) Compliance with National Electric Code
- 13) Utility company has to be informed of the customer's intent to install a customer-owned generator.
- 14) Applicant to supply proof of adequate insurance.
- 15) If wind turbine is inoperable for six consecutive months the owner must restore the system to operational or remove at their expense for safety reasons. 110% renewable bond every 3 years to the township.
- 16) No signs, except manufacturer's or installer's identification, warning signs or owner identification on all parts.
- 17) No lighting of turbine or tower unless FAA requires it.
- 18) No climbing foot pegs or rungs below 12 feet of a freestanding tower.

**FYI-**

- Subdivision: D. Bowersox, filed 1.10.20, due 11.6.20, zoning hearing 7.22.20
- Bright Farms – Final LD, filed 6.17.20, due 10.15.20
- State Police Barracks – Final LD, filed 8.24.20, due 10.23.20
- RBBB Holdings/Ron Brubaker – Final LD, filed 8.25.20, due 10.23.20
- Diversified Management Solutions, LLC, filed 9.9.20, zoning hearing 10.28.20

**Adjournment** – On motion by Brian Wentzel and seconded by Rob Grayston, and carried on a 6-0 vote, the Planning Commission workshop meeting was adjourned at 8:14 p.m.

Respectfully submitted,  
Julie Hartley, Township Manager