

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
September 23, 2024**

Members present included: Brian Wentzel, Chris Fetter, Laura Fellencer, Alt. Paul Long, Alt. Tim Thomson, Dan Kuruna and Isaac Ramer Jr.

Members Excused: Marvin Weaver and Jon Payne

Also Present: Manager Julie Hartley and Solicitor Jim Bathgate

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

On motion by Isaac Ramer Jr. and seconded by Chris Fetter, and carried on a 5-0 vote the minutes of the September 9, 2024 Planning Commission meeting were approved as presented.

Persons to be Heard:

Trever Hess, Meck Tech for Brian Snyder Land Development Waiver – Trever presented drawings of the proposed horse barn construction at 211 Hill End Road noting that former buildings which have deteriorated to just foundations will be removed as well as the lane to those buildings. The removal of impervious surface plus the addition of the new horse barn and lane will actually decrease the impervious surface by 450 square feet. A new gravel access road will be constructed. Jim Bathgate asked about stormwater concerns and Trever said it should not affect the stormwater because no additional impervious surface will be created. There is no parking area, septic or well proposed at this time. Electricity will be added and will be underground. The parcel is one hundred and twenty acres in the Agricultural Conservation District. Once a hearing date is set the Zoning Officer sends notices to the neighboring properties and posts the property. There are no other buildings or residences on this property. After discussion the following motion was made:

On motion by Laura Fellencer and seconded by Dan Kuruna, and carried on a 5-0 vote it is recommended to the Board of Supervisors that the Waiver be granted pending a favorable review by the Township Engineer; that it complies with all local, state, and federal regulations and that if in the future stormwater concerns arise that they be addressed by the property owner.

Gene Kreamer, Enos Yoder Subdivision – Gene explained that during the last subdivision of the Enos Yoder property located at 870 Kratzer Road was done, lot 1 was identified as a non-building lot for agricultural purposes. A house and barn are now proposed at this site so it will need to have something done that can be recorded in the courthouse showing the revision. Gene noted that he has already started to add items such as the location of the driveway, dwelling, sewage system and the well. Jim stated that Gene needs to work with the Township Engineer Chad Shaffer to get a revised plan that can be recorded to remove the non-building waiver. Gene will also check with the Sewage Enforcement Officer to see if a DEP Planning Module will need to be submitted.

New Business:

2025 Meeting Dates and Times – The meeting dates and times for 2025 were discussed. Following discussion the following motion was made: **On motion by Isaac Ramer and seconded by Brian Wentzel, and carried on a 5-0 vote that the dates and times for the 2025 Planning Commission be advertised.**

Old Business:

Stormwater Ordinance Revisions – Tabled

Agricultural/Open Space Trail – Tabled

FYI:

- Carl & Ladawn Leitzel, Subdivision, filed 7.23.24, due 1.19.25
- Lil Beavs Auto Outlet Variance, filed 8.22.24, due 10.21.24, hearing 9.25.24
- Brian Snyder, Waiver from Land Development, filed 9.19.24, due 11.18.24

Adjournment – On motion by Brian Wentzel, and seconded by Chris Fetter, and carried on a 5-0 vote, the Planning Commission meeting was adjourned at 7:14 p.m.

Respectfully submitted,
Julie Hartley, Township Manager