

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
September 9, 2024**

Members present included: Brian Wentzel, Jon Payne, Laura Fellencer, Alt. Paul Long, Alt. Tim Thomson and Isaac Ramer Jr.

Members Excused: Chris Fetter, Dan Kuruna and Marvin Weaver

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 Laura Fellencer, and carried on a 4-0 vote the minutes of the August 26, 2024 Planning Commission meeting were approved as presented.

Persons to be Heard:

None

New Business:

Chad Shaffer, Carl Leitzel Soils Engineer Requirement – Chad sent an email that states that he thinks that the steep slopes report for the Carl Leitzel subdivision can be accomplished without getting a soils engineer involved.

Old Business:

Stormwater Ordinance Revisions –

Pg. 2 – Page numbering needs to coincide with the table of contents, can be addressed at the end of the revision process.

Pg. 6 (Section 107) – Add, “Likewise, other approvals, such as acquiring an NPDES Approval/Permit, does not relieve the applicant from complying with this Ordinance in it’s entirety, and assuring that the minimum requirements under this Ordinance have been fulfilled.”

On motion by Jon Payne and seconded by Laura Fellencer, and carried on a 4-0 vote to approve the numbering of the table of contents on page two and the sentence suggested by Chad Shaffer to add to page six.

Pg. 8 (Discharge Easement) – Correct the spelling in the Definition of Discharge Easement to “quantity” instead of “quantify”.

On motion by Jon Payne and seconded by Isaac Ramer Jr, and carried on a 4-0 vote to change “quantify” to “quantity” in the definition of Discharge Easement.

Pg. 9 (Existing Conditions) – Add to section 302, Chad to address this item.

Pg. 11 (Riser) – Change “form” to “from” after “A vertical pipe extending”. After “control the” add “discharge and storage” instead of just “discharge”. Add second sentence in definition, “And is used in combination with a barrel pipe extended beneath the dam. The combination of both devices is typically referred to as the Principal Spillway.”

On motion by Jon Payne and seconded by Laura Fellencer, and carried on a 4-0 vote to accept the spelling change, addition of storage and the additional sentence to the definition.

Pg. 12 (Spillway) – Needs clarification from Chad Shaffer.

Pg. 14 (Section 301 General) – Needs discussion with Chad Shaffer.

Pg. 14 (Section 301, D) – Remove item “D” from section 301.

On motion by Isaac Ramer Jr. and seconded by Brian Wentzel, and carried on a 4-0 vote to delete item “D” from section 301.

Pg. 14 (Section 301, G) – Replace current with, “A drainage plan exemption relief is for the plan only and that recharge and water quality still need to be satisfied by demonstrating that the site is in compliance with 1, 2 and 3 below”.

On motion by Jon Payne and seconded by Laura Fellencer, and carried on a 4-0 vote to change the section 301 G heading and keep items one, two and three.

Pg. 15 (Section 302, D) – Changed to “The removal of existing culverts shall only be allowed with proper justification and approval of the township’s engineer”.

On motion by Jon Payne and seconded by Isaac Ramer Jr., and carried on a 4-0 vote to change section 302, D.

Pg. 15 (Section 303, B, A, 2) – Change to “Grass swales or open channel conveyance, thereby promoting attenuation of the flow”.

On motion by Jon Payne and seconded by Laura Fellencer, and carried on a 4-0 vote to change section 303, B, A, 2.

Pg. 16 (Section 303, B, G) – Change “qualified hydrogeologist” to “qualified soil scientist”. Needs discussion with Chad Shaffer.

Pg. 20 (Section 305) – Description of Credit/Benefit for Environmentally Sensitive Rural Development, discussion needed with Chad Shaffer

Pg. 22 (Section 403, G) – Change to “Basin discharge outlets shall be designed to release runoff reflecting release rates for the 2-, 10- and 100-year storms”.

On motion by Jon Payne and seconded by Laura Fellencer, and carried on a 4-0 vote to change section 403, G to add, release runoff reflecting, “release rates for the 2-, 10- and 100-year storms”.

Pg. 23 (Section 403.1) – Remove the symbols behind the numbers in parenthesis.

On motion by Jon Payne and seconded by Isaac Ramer Jr., and carried on a 4-0 vote to remove the symbols behind the numbers in section 403, 1.

Pg. 23 (Section 404) – Clarification needed from Chad

Pg. 23 (Section 404, A, 1) – Need input from Chad.

Pg. 23 (Section 404, A, 3) – Need to discuss with Chad.

Pg. 23 (Section 405) – Needs discussion with Chad.

Pg. 24 (Section 407, C) – Need Chad to discuss.

Pg. 25 (Section 412, A, 4) – Chad needs to provide clarification.

Pg. 27 (Section 504, B) – Change to, “A waiver may be granted to this section where the Developer, under direction of a geotechnical engineer, taking full responsibility for any adverse outcomes associated with the development, via, maintenance agreements, bonding, etc.”

On motion by Jon Payne and seconded by Isaac Ramer Jr., and carried on a 4-0 vote to change section 504 B.

Pg. 30 (Section 604, I) – Add to end of paragraph, “Developer must include an as-built survey which includes the following:

- Confirm storage volumes at design storm levels and confirm as-built elevations are within 0.2 ft. of design elevations. Otherwise, re-run system hydraulics to confirm that the design intent has been achieved.
- Include an inspector’s report confirming compaction results and required buried appurtenances.
- Others as may be necessary to assure conformance with design approvals.

On motion by Jon Payne and seconded by Laura Fellencer, and carried on a 4-0 vote to add the above items to section 604, I.

Pg. 33 (Section 801 Performance Guarantee) – Add after first sentence, “Financial security should be provided by developer after the amount is agreed upon by the Township Engineer.” Add (E), “Developers shall provide detailed information as to who ultimately is responsible for maintenance of the stormwater facilities. The township under no circumstances will assume ownership of stormwater facilities. A HOA shall be required to be formed and enter into agreement to take over the stormwater facilities after the Developer is finished with the site.”

On motion by Jon Payne and seconded by Laura Fellencer, and carried on a 4-0 vote to add these two items to section 801.

Agricultural/Open Space Trail – Tabled

FYI:

- Carl & Ladawn Leitzel, Subdivision, filed 7.23.24, due 10.21.24
- Lil Beavs Auto Outlet Variance, filed 8.22.24, due 10.21.24

Adjournment – On motion by Jon Payne, and seconded by Laura Fellencer, and carried on a 4-0 vote, the Planning Commission meeting was adjourned at 7:48 p.m.

Respectfully submitted,
Julie Hartley, Township Manager