

PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
January 12, 2026

Members present included: Brian Wentzel, Marvin Weaver, Jon Payne, Chris Fetter, Laura Fellencer, Dan Kuruna and Alt. Paul Long

Excused: Isaac Ramer Jr.

Also Present: Manager Julie Hartley and Solicitor Jim Bathgate

The meeting was called to order by Chairman Brian Wentzel at 6:00 pm.

Brian Wentzel asked for nominations for Chairman. **On motion by Jon Payne, seconded by Dan Kuruna and carried on a 5-0 vote to have Brian Wentzel be the Chairman.**

Brian Wentzel then asked for nomination for Vice-Chairman. **On motion by Jon Payne, seconded by Brian Wentzel and carried on a 5-0 vote to have Dan Kuruna as Vice-Chairman.**

Minutes:

On motion by Jon Payne and seconded by Chris Fetter and carried on a 5-0 vote the minutes of the December 8, 2025 Planning Commission meeting were approved as presented.

On motion by Dan Kuruna, seconded by Jon Payne and carried on a 5-0 vote to have Paul Long moved to a regular member status for this meeting.

Persons to be Heard: None

New Business:

Data Center Amendments – Jim noted that the data hearing has been set for February 18th at 5:15 pm and advertised. He recommends that section 8e pg. 106 be changed to say that decibel levels need to stay the same during a power outage. There are also concerns about water usage that need addressed. He suggested that the phrase be added to the water section, “Applicant shall use a closed loop system to the maximum extend feasible. He continued by noting that low frequency noises may not be detected by the usual DBA level testing. He noted that the following should be added to the noise section, “Additionally, since traditional measurements of noise in dBA is not fully capable of capturing low frequency noise, and meaningful limits using measurement techniques has not been well established, Data Center applicants shall incorporate the latest technology into the equipment/facility design and in the operation procedures, to limit low frequency noise emission beyond the site property line.” The decommissioning section a item was added, “The Applicant shall submit a decommissioning plan that ensures the return of all participating properties to a useful condition, including removal of above-surface facilities and infrastructure that have no ongoing purpose.” On page 105 3 d it should be “or” occupant instead of “to” occupant.

On motion by Laura Fellencer, seconded by Dan Kuruna and carried on a 7-0 to recommend to the Supervisors to proceed with the Data Center Amendments of the Zoning Ordinance.

Letter to Snyder County Planning Commission – Reviewed.

Letter from Snyder County Planning Commission regarding Data Center Amendments – Reviewed and suggested change made.

Stipend Waiver – Brian announced that if you do not want the stipend payment for attending the Planning Commission meetings that you need to fill out the waiver form and return it.

Ethics Commission Form – The 2025 Ethics Commission form needs to be filled out before May 1st.

Old Business:

Stormwater Ordinance Amendments – The Snyder County Planning Commission had several suggestions to change on the Stormwater Ordinance. The table of contents should match the headings which have already been corrected. The following are the items to be corrected:

- 1) On page 26, 412 A #4, add Township Engineer
- 2) 504 B "A copy of which should be provided by the Township"
- 3) Section 601 add "C", "If the Drainage Plan is not part of a Land Development Plan that will be recorded, the Drainage Plan shall be recorded individually with the Snyder County Register and Recorder's Office"
- 4) Section 602 Y, bullet point 5 – instead of "if required" change to "as necessary to ensure compliance with this Ordinance, and that the facilities are functioning as originally designed"
- 5) Section 605 – Add "D" – "Any revised plan approved to supersede the originally approved plan shall be recorded with the Snyder County Register and Recorder's Office"
- 6) Section 703.B – Add Solicitor to this section.
- 7) Section 704 - Replace the SALDO number with the current SALDO number.

Discussion – Discussion was held about future projects for the Planning Commission.

FYI:

- Sissy Boy Trucking Land Dev., filed 6.23.25, due 2.16.26
- PTMA Well Site Subdivision/Land Development, filed 9.22.25, due 3.19.26

Adjournment – On motion by Jon Payne, and seconded by Laura Fellecer, and carried on a 7-0 vote, the Planning Commission meeting was adjourned at 7:10 p.m.

Respectfully submitted,
Julie Hartley, Township Manager