

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
October 28, 2024**

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

Members Excused: None

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate, Gene Kreamer, Chad Shaffer and Brad Zeigler

The meeting was called to order by Chairman Brian Wentzel at 6:30 pm.

On motion by Jon Payne and seconded by Chris Fetter, and carried on a 5-0 vote with Isaac Ramer Jr. abstaining the minutes of the October 14, 2024 Planning Commission meeting were approved as presented.

Persons to be Heard:

Bradley Zeigler, Carl Leitzel Subdivision – Carl Leitzel is would like to subdivide one lot of 4.35 acres of the current 31.21 acres leaving a residual lot of 26.66 acres in the Agricultural Conservation zone. Since the subdivision is in the AC zone a chart of parent tracks and subdivisions was placed on the cover sheet. All lots in the past including this subdivision were for family members that are eligible for exemption. Brad noted that the front setback lines are now corrected on the plans. He continued by noting that the fifteen percent slopes are now on the plans. The easement for access is not going to be used and a separate driveway has been planned and a highway occupancy permit has been secured. The DEP Sewage Planning Module has been completed and approved. The steep slopes on the property will be addressed in the land development stage. PennDOT will have to approve the steep slope conditions when the driveway is ready to be constructed. The Board of Supervisors will need to approve a modification from Section 412 of the Subdivision and Land Development Ordinance to allow construction on the steep slopes. The Snyder County Planning Commission had no comments on the subdivision. After discussion the following motions were made:

On motion by Laura Fellencer, seconded by Jon Payne, and carried on a 7-0 vote to recommend to the Board of Supervisors that they grant the modification from Section 412 of the Subdivision and Land Development Ordinance which calls for a steep slope report if any construction occurs in areas of over fifteen percent subject to the following:

1) Applicant applies for modification from steep slopes report, section 412 of the SALDO

On motion by Jon Payne, seconded by Laura Fellencer, and carried on a 7-0 vote to recommend to the Board of Supervisors that they approve the Carl Leitzel Subdivision subject to the following conditions:

- 1) Applicant follow all PennDOT Highway Occupancy Permit requirements**
- 2) Place the modification from Section 412 of the SALDO on the plan cover sheet**
- 3) Follow all federal, state and local rules and regulations**

Gene Kreamer, Enos Yoder Land Development – Gene noted that when the parent tract was subdivided a couple of years ago the one residual lot was considered a non-building lot. This land development will change the status of 13-01-157 to a lot that can be developed. The lot is 25.66 acres in the Agricultural Conservation District. Gene said the adjoining land owners have been updated and the 15% slopes have been added to the plans. Gene continued by noting that the proposed home and barn will not be constructed in the 15% slope area. Certificates will be executed before the plans are presented to the Board of Supervisors. The Planning Commission had questions on the stormwater facilities planned for the site and Gene said trenches and an underground stone pit will collect stormwater from the downspouts. Gene added that the cover sheet has a statement that the landowner is responsible for the stormwater. Discussion was held about financial security for stormwater. It was also discussed that inspections take place to assure the stormwater features were in place and inspected in stages. Gene noted that a signature block for Samuel Hostettler was added on the plans. After discussion the following motion was made:

On motion by Jon Payne, seconded by Marvin Weaver, and carried on a 6-0 vote with Dan Kuruna abstaining to recommend approval of the Land Development Plans by the Board of Supervisors subject to the following:

- 1) Stages of stormwater facilities be inspected by the Township Engineer during construction**
- 2) Certificates executed**
- 3) Follow all federal, state and local rules and regulations**

Gene Kreamer, Ressler Subdivision – Gene stated that Nicole and Brett Ressler are subdividing a 9.67-acre lot into two lots within the Agricultural Conservation zone, the proposed lot is 2.49 acres and the residual lot is 7.18

acres. A chart is shown on the cover page regarding past subdivisions. 15% slopes are shown on the plans and the adjoining land owners have been updated. Any future construction will require a steep slope report. The driveway is shown on the plans. The Planning Commission stated that any stormwater facilities need to be inspected through critical stages of construction. After discussion the following motion was made:

On motion by Laura Fellencer, seconded by Jon Payne to recommend that the Board of Supervisors allow the subdivision subject to the following:

- 1) **Set-backs be shown on residual lot**
- 2) **Stormwater facilities be inspected by the Township Engineer during construction phases**
- 3) **Certificates be executed**
- 4) **Follow all federal, state and local rules and regulations**

Gene Kreamer, Klinger Subdivision – Gene said that two lots are proposed from a tract of 94.69 acres in the Agricultural Conservation District. Lot 2 would be 59.98 Acres and Lot 1 would be 38.71 acres. Lot 2 will become an add-on to parcel number 13-02-029 currently owned by Larry Klinger. Gene noted that a chart of subdivisions is located on the cover sheet. Both lot one and two will have a non-building waiver until such time that soils tests can be done. Page two and three of the plans propose no development. After discussion the following motion was made:

On motion by Jon Payne, seconded by Laura Fellencer, and carried on a 7-0 vote to recommend that the Supervisors approve the Klinger Brothers Subdivision subject to the following:

- 1) **Certificates are executed**
- 2) **Follow all federal, state and local rules and regulations**

New Business:

None

Old Business:

Stormwater Ordinance Revisions – Tabled

Agricultural/Open Space Trail – Dan Kuruna stated that Derek Straub told him that no one at Susquehanna University was interested at this time to assist with the Agricultural/Open Space trail.

FYI:

- Carl & Ladawn Leitzel, Subdivision, filed 7.23.24, due 1.19.25
- Brian Snyder, Waiver from Land Development, filed 9.19.24, due 11.18.24, hearing 11.6.24
- Larry & Lynn Klinger, Subdivision, filed 10.15.24, due 1.13.25
- Nicole & Brett Ressler, Subdivision, filed 10.14.24, due 1.13.25
- Enos Yoder, Land Development, filed 10.14.24, due 1.13.25

Adjournment – On motion by Jon Payne, and seconded by Isaac Ramer Jr., and carried on a 7-0 vote, the Planning Commission meeting was adjourned at 8:04 p.m.

Respectfully submitted,
Julie Hartley, Township Manager