

PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
March 23, 2026

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

Excused: Marvin Weaver

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate, Gene Kreamer, Joe Burget Jr., Dan Walter, Edward Delosier and Township Engineer Chad Shaffer

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

Minutes:

On motion by Jon Payne and seconded by Chris Fetter and carried on a 5-0 vote, the minutes of the February 23, 2026 Planning Commission meeting were approved.

Persons to be Heard:

Dan Walter, Waiver from Land Development – Dan Walter from Walter Construction is requesting on behalf of Mike and Peggy Nace of 1236 Old 522 to be granted a waiver from land development for a thirty by forty-three car garage. Plans are to build it into the bank since the property slopes up in the back. He was asked about the impact on stormwater on the property. Jim noted that he must show how stormwater will be handled to satisfy the waiver. Jim advised that a sketch of how stormwater will be taken care of will need to be submitted and reviewed by the Township Engineer. After that he should return to a Planning Commission meeting to receive recommendation for the waiver.

Ed Delosier, Waiver from Land Development – Ed Delosier submitted drawings and a description of how the stormwater will be handled on this property. Chad has reviewed the description and drawing and approves of the design. The plans include a French drain and a trench with 2A stone wrapped in geotextile fabric. Chad noted that the design should handle a two-year storm. Leaf guards will be placed on the gutters to prevent leaves from clogging the system. Ed will let Chad know when the trench and French drain are installed so he can inspect it before covering it. After discussion the following motion was made: **On motion by Dan Kuruna and seconded by Laura Fellencer and carried on a 6-0 vote, it was recommended to the Board of Supervisors that they approve the Waiver from Land Development with the following conditions:**

- 1) **If any stormwater issues arise in the future that they are addressed immediately**
- 2) **That the Township Engineer is contacted to inspect the stormwater facilities before closing**
- 3) **That a clean-out is installed in the stormwater facilities**

Gene Kreamer, Ressler Subdivision Planning Module – Gene noted that the Ressler Subdivision Planning Module needs to be resubmitted because of deficiencies. A small tract that was across the road was not included in the PNDI and the Fish and Game Commission needed to make comment which took some time. The Planning Review did not understand that the lot was “non-building” so because of these items the planning module needs resubmitted with some corrections. After discussion the following motion was made: **On motion by Laura Fellecer and seconded by Dan Kuruna and carried on a 5-0 vote with Isaac Ramer Jr. abstaining, to recommend that the Board of Supervisors sign the revised Planning Module for the Ressler Subdivision.**

ESCRA Solar System Land Development – Joe Burget explained that the solar field is now smaller than the original plan and will supply eighty percent of the electrical needs instead of one hundred percent. He noted that most of the panels are along the front entrance and they will be filling in under the panels which is included in the hydraulic report that was submitted to the Township Engineer. Joe continued by noting that over one acre will be disturbed so the Department of Environmental Protection and the County Conservation District will be involved in the process. Jim said the floodplain permit should be applied for before proceeding and he also asked whether the Township Engineer’s comments will be addressed and Joe answered that they would be. Jim noted that the next time they present to the Planning Commission that they address the flood plain as well as the conditional use items.

New Business: None

Old Business:

Comprehensive Plan Review – Jim said that Comprehensive Plan shows in each section what the goals are for the township and how they should achieve those goals. The objectives for planning are in the first section of the Comprehensive Plan.

Ethics Commission Forms – Ethics Commission forms are due May 1st.

FYI:

- Sissy Boy Trucking Land Dev., filed 6.23.25, due 4.13.26
- PTMA Well Site Subdivision/Land Development, filed 9.22.25, due 6.17.26
- ESCRA Land Development, filed 2.27.26, due 5.22.26

Adjournment – On motion by Jon Payne, and seconded by Laura Fellencer, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 7:15 p.m.

Respectfully submitted,
Julie Hartley, Township Manager