

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
April 10, 2023**

Members present included: Brian Wentzel, Dan Kuruna, Chris Fetter, Jon Payne, Ken Herman Jr. and Marvin Weaver

Members Excused: Laura Fellencer and Robert Grayston

Also Present: Manager Julie Hartley, Allen Hornberger and Solicitor Jim Bathgate

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

On motion by Marvin Weaver and seconded by Ken Herman Jr., and carried on a 4-0 vote, the minutes of the March 27, 2023 Planning Commission meeting were approved as presented.

Persons to be Heard: None

New Business:

Review Engineer Comments on LOMA Application – Chad Shaffer reviewed the LOMA application for 2992 Middlecreek Road and recommended that any new proposed structures should follow the floodplain ordinance. Jim recommended that the Planning Commission review Chad's comments and offer any information on past flooding issues at the site. Brian Wentzel noted that there was previous flooding in the structure's basement but he was unaware of any flooding in the accessory structures. Jim Bathgate recommended that a comment letter be drafted to accompany the form, if signed, to state that any new proposed structures follow the township floodplain ordinance. Surveyor Allen Hornberger was present to answer any questions on the LOMA application that he submitted for his clients. He noted that no fill has been placed on the property and no fill is proposed to be placed. Also, he shared with the Planning Commission that signing the LOMA application is simply acknowledging that the township is not aware of any fill being placed on the property. After discussion one motion was made: **On motion by Dan Kuruna and seconded by Brian Wentzel, and carried on a 5-1 vote with Jon Payne abstaining, to recommend to the Board of Supervisors that a letter with appropriate comments addressing that new structures should comply with all floodplain regulations be included with the LOMA application if signed.**

Review Engineer Comments on Floodplain Application – Chad Shaffer reviewed the floodplain application from Fine Line Homes for 85 Old Colony Road and had the following comments: 1) a pre-development elevation certificate should be provided; 2) a required note pertaining to fill in the floodplain should be provided on the application; 3) show proposed utilities and floodproofing measure implemented; 4) indicate if there is a basement. The Planning Commission would like Meck Tech to attend a Planning Commission meeting to answer questions on this application.

Old Business:

Medical Marijuana Ordinance – The Planning Commission reviewed the updated and reformatted Medical Marijuana section for the Zoning Ordinance amendment. Jim noted that in the Industrial Section 409.3 the grower of medical marijuana was added as a conditional use and in the Highway Commercial Section 408.3 the grower and dispensary was added as a conditional use. Correction on the definition of Commercial from "no motorized vehicular" to "non-motorized vehicular". **On motion by Ken Herman Jr. and seconded by Dan Kuruna, and carried on a 6-0 vote, to recommend to the Board of Supervisors that the medical marijuana zoning ordinance amendment to the Zoning Ordinance start the amendment process.**

Subdivision and Land Development Ordinance – Tabled

Public Comment: None

FYI:

- Bright Farms – Final LD, filed 6.17.20, due 7.13.23

Adjournment – On motion by Dan Kuruna, and seconded by Jon Payne, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 7:34 p.m.

Respectfully submitted,
Julie Hartley, Township Manager