

PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
April 27, 2026

Members present included: Brian Wentzel, Jon Payne, Chris Fetter, Laura Fellencer, Alt. Paul Long, Dan Kuruna arriving at 6:20 pm and Marvin Weaver arriving at 6:22 pm

Excused: Isaac Ramer Jr.

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate, Township Engineer Chad Shaffer, Mark Strawser, Dave Palmer, Colton Zimmerman and Dan Walter

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

On motion by Laura Fellencer and seconded by Jon Payne and carried on a 4-0 vote, Alternate Paul Long was installed as a regular voting member for the meeting.

Persons to be Heard:

Colton Zimmerman for Berk's Homes – Colton stated that he is from Penn Core and that Dave Palmer has accompanied him to present five new proposed lots along 18th Street. The REC has decided to not pursue the lot so Berk's Homes would like to subdivide the parcel. There is a moratorium on the sewage temporarily and this will need resolved to proceed. Jim asked about the driveway for four of the five lots that is across from the school entrance and Colton replied that they are within the allowed distance of one hundred and twenty-five feet. Stormwater facilities will not be encroached upon and the stormwater retention is designed to handle these additional lots. There are no sidewalks proposed and both driveways will remain private. All the homes will be single family. Chad said that Selinsgrove Borough will need to be involved in the approval process because of stormwater and sewage. Jim asked if the plans include all the impervious coverage, building coverage and set-back requirements and Colton said it did. Colton said the Homeowner's Associations will be responsible for maintaining the stormwater facilities. Jon asked about the sinking areas on the new section of Woodlynn. Colton said that the subcontractor will be coming back to correct the areas probably in June sometime. Jim noted that bonds are part of the Developer's Agreement. Chad noted that they were not requested to be reduced yet. Chad continued by noting how the sunken areas of the road should be taken care of and Colton and Dave agreed. Chad will inspect the road repairs as they occur. Chad asked about the mailbox placement and they said that the post office will only allow a cluster mailbox and it must be placed on Woodlynn between lots seven and eight. Colton and Dave were asked to return with their subdivision once the sewage moratorium is lifted.

Dan Walter, Waiver from Land Development – Jim noted that a waiver from land development was requested for a thirty by forty, three car garage at 1236 Old 522 to be constructed at the property owned by Michael and Peggy Nace. Chad reviewed the proposed stormwater facilities and is satisfied that it will take care of any additional stormwater. Chad noted that he should be called to inspect the facilities before they are covered. After discussion the following motion was made: **On motion by Dan Kuruna and seconded by Chris Fetter and carried on a 7-0 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**

Minutes:

On motion by Jon Payne and seconded by Laura Fellencer and carried on a 7-0 vote, the minutes of the March 23, 2026 Planning Commission meeting were approved.

New Business:

Recommendation for Acquisition of Parcel 13-07-072 – Jon noted that he is trying to acquire a fifty-acre parcel, 13-07-072, owned by the Commonwealth of Pennsylvania for Penn Township. He contacted Senator Lynda Culver's office and set up a meeting with her at the site on May 15th at 10 am. The parcel is between Penn Avon Campground and the bridge at Mill Road. The Supervisors would like to acquire the property to keep it as a wetland preserve where the creek and land could be used for kayaking, fishing, hiking and other outdoor recreation. Jon is meeting with the Snyder County Commissioners tomorrow to ask for a recommendation letter. He said when the Township's Comprehensive Plan was being developed the number one thing that the residents requested was places to hike and do outdoor activities. He said a small parking area is proposed in the lower

corner of the parcel. It was noted that the Snyder County GIS map shows that there is fifty plus acres and could be owned by the Department of Transportation. Chris showed a slide presentation to the Planning Commission showing all the enmities of this location. Jim said he will get a copy of the deed to this parcel.

On motion by Dan Kuruna and seconded by Laura Fellencer, and carried on a 7-0 vote, that the draft letter of recommendation be approved to be given to Senator Culver with the correct acreage being listed within the document.

AI Data Center Information for Review – This was given as a “for your information” item to review independently.

Old Business:

Comprehensive Plan Review – Tabled until the next workshop meeting.

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

FYI:

- Sissy Boy Trucking Land Dev., filed 6.23.25, due 6.12.26
- 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 Laura Fellencer, and seconded by Dan Kuruna, and carried on a 7-0 vote, the Planning Commission meeting was adjourned at 7:20 p.m.

Respectfully submitted,
Julie Hartley, Township Manager