

PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
June 22, 2026

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

Excused: Isaac Ramer Jr., Dan Kuruna and Marvin Weaver

Also Present: Kim Poltonavage, Chloe Will, Manager Julie Hartley and Solicitor Jim Bathgate

The meeting was called to order by Chairman Brian Wentzel at 6:00 pm, followed by the Pledge of Allegiance.

Minutes:

On motion by Jon Payne and seconded by Chris Fetter and carried on a 4-0 vote the minutes of the June 8, 2026 Planning Commission meeting were approved.

Alternate Member to Full Member: On motion by Jon Payne and seconded by Laura Fellencer and carried on a 4-0 vote Paul Long was made a full voting member for this meeting.

Persons to be Heard:

Kim Poltonavage, Chloe Will, Buffer Change in Woodlynn Preserve - Kim stated that her daughter, Chloe Will, purchased a home at 164 Woodlynn Drive and would like to clean out the buffer between her property and her neighbors and install a fence. She spoke to the adjoining property owner, Jerome Kreamer, and he agreed and signed a statement that he would be okay with the change to the buffer. The buffer currently contains brush, weeds, poison vines and no trees. She provided photos of the buffer area to the Planning Commission for review. Jim reviewed the section of the ordinance that covers buffer areas and what can be placed there. Jim also reviewed the Land Development Plans and said that there were no specific items showing on the plans to be placed in the buffer. After discussion the following motion was made:

On motion by Laura Fellencer and seconded by Chris Fetter and carried on a 5-0 vote to recommend to the Board of Supervisors that they allow the clean up of the buffer zone and installation of the six-foot vinyl fence at 164 Woodlynn Drive with the following conditions:

- 1) Agree that the fence does meet the spirit of the buffer yard since no trees or other specified vegetation is shown on the plans.**
- 2) That favorable comments are received by the Township Engineer supporting the change.**

New Business:

Proposed New Road Name – The Union County GIS office has submitted a request to create a new road name for a proposed four lot future development above Wedgewood Drive. The name proposed is Mulls Ridge Lane. Discussion was held regarding the name and noting that there is already a Mulls Road in Penn Township. After discussion the following motion was made:

On motion by Brian Wentzel and seconded by Chris Fetter and carried on a 5-0 vote to recommend to the Board of Supervisors that they do not approve the name because of the similarity to Mulls Road which could cause confusion with Emergency Services.

Old Business:

Zoning Permit Application Review – The proposed stormwater questions on the second page of the zoning permit were reviewed and discussed. It was decided that number five, the last word would be changed from plan to application and the last question would be eliminated. After discussion the following motion was made:

On motion by Laura Fellencer and seconded by Jon Payne and carried on a 5-0 vote to recommend to the Board of Supervisors that they add the stormwater questionnaire to the second page of the zoning permit application.

Agricultural Security Area – The completed updated electronic list of the Ag Security area participants was Reviewed and discussion was held regarding the forming of a committee to oversee the renewal process which is due in 2032. At the previous Supervisor's Meeting, Mark Strawser was appointed Chair. Three active farmers and one township citizen is needed to complete the appointments. Advertisement will be placed on Facebook, the Township Website and in the fall newsletter.

Comprehensive Plan Review – Tabled

FYI:

- Sissy Boy Trucking Land Dev., filed 6.23.25, due 8.11.26
- PTMA Well Site Subdivision/Land Development, filed 9.22.25, due 9.15.26
- ESCRA Land Dev., filed 2.27.26, due 7.27.26
- Ag Security Area, due February, 2032

Adjournment – On motion by Jon Payne, and seconded by Laura Fellencer, and carried on a 5-0 vote, the Planning Commission meeting was adjourned at 7:04 p.m.

Respectfully submitted,
Julie Hartley, Township Manager