

PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
June 8, 2026

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

Excused: Dan Kuruna and Marvin Weaver

Also Present: Manager Julie Hartley and Solicitor Jim Bathgate

The meeting was called to order by Chairman Brian Wentzel at 5:55 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 with Brian Wentzel abstaining, the minutes of the May 11, 2026 Planning Commission meeting were approved.

Alternate Member to Full Member: On motion by Isaac Ramer Jr. and seconded by Chris Fetter and carried on a 5-0 vote Paul Long was made a full voting member for this meeting.

Persons to be Heard: None

New Business:

Adding "No Stormwater on Neighboring Properties" to Zoning Application – Jim noted that the Comprehensive Plan suggests that the Zoning Ordinance and other ordinances be kept current. The new Stormwater Ordinance calls for stormwater to be kept from neighboring properties and Jim said that it should be incorporated into the zoning permit application to make every applicant aware. A draft of an additional page will be done and reviewed at the next meeting with items (A) through (G) on page 15 as a checklist for applicants to review and initial that they understand the requirements.

Old Business:

Comprehensive Plan Review – Brian noted that the Ag Security area needs to be promoted according to page thirty of the Comprehensive Plan. It was discussed that the ag security area will need to be started sometime in 2031 to have all the steps prepared before February, 2032. As part of the process, an article would be placed in the township newsletter as well as sending notices to all current participants in the ag security area. An Ag Security Board will need to be appointed by the Board of Supervisors. The Ag Security Area pamphlet and a list of current participants will be reviewed at the next meeting. Jim noted that on page thirty of the Comprehensive Plan in section 6.2.2, that farms and farming operations should receive priority. Future variances should rely on the Comprehensive Plan as guidance especially for type one and two soils.

Zoning Map – The Planning Commission reviewed the one and two soil classification maps and compared them to the zoning map to see if there are any areas that the Industrial and Highway Commercial zones could be expanded without interfering with the prime farm soils. Jim said a landowner could request that their land be rezoned instead of the Planning Commission trying to find parcels to add to the Industrial or Highway Commercial zones.

Solar Farm on Clifford and Sassafras – Brian noted that the solar farm on Clifford and Sassafras has many dead bushes and their grass needs mowed. Jim asked Brian to put together a comprehensive list so that the zoning officer and township engineer can tour the area to confirm the list items.

Fireworks Permits – Discussion was held as to whether or not the firework's permits are necessary since the Fireworks laws have changed and now former illegal fireworks are available to the general public. Jim noted that the permits issued by the township might increase liability to the township. The general consensus was that these permits are no longer necessary.

Planning Commission Members – Isaac Ramer stated that he would like to step down as a regular board member and either become an alternate or just attend meetings as a guest. It was suggested that the Board of Supervisors try and recruit new members so appointments can be made that results in seven regular members

and two alternates.

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 6-0 vote, the Planning Commission meeting was adjourned at 7:30 p.m.

Respectfully submitted,
Julie Hartley, Township Manager