

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

Members present included: Jon Payne, Chris Fetter, Isaac Ramer Jr., Brian Wentzel, Marvin Weaver, Dan Kuruna arrived at 6:10 pm and Laura Fellencer arrived at 6:25 pm

Excused: Alt. Paul Long

Also Present: Amber Mensch, John Kessler, Dennis Habegger, 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 6-0 vote with Isaac Ramer Jr. abstaining, the minutes of the June 22, 2026 Planning Commission meeting were approved.

Persons to be Heard:

Dennis Habegger, Waiver from Land Development – Dennis Habegger is requesting a waiver from land development to build a thirty-six foot by forty-eight-foot building where a larger building was torn down two months ago. Jim asked if he thought the project would create any stormwater issues and he answered that it will not. His closest neighbor is Kermit Kratzer. Jim explained that a land development is required when an accessory building is more than fifty percent of the size of the principal structure but a waiver from land development can be requested if the project does not cause a stormwater problem, does not increase parking and does not involve water and sewer. Dennis said the new building will house cattle and that there will be no increase in the parking. The project does not involve any water or sewer. The parcel is one hundred and twenty acres. After discussion the following motion was made:

On motion by Isaac Ramer Jr. and seconded by Marvin Weaver and carried on a 5-0 vote with Dan Kuruna abstaining to recommend to the Board of Supervisors that they grant the waiver from land development for the Dennis Habegger thirty-six foot by forty-eight-foot building with the following conditions:

- 1) A favorable review from Chad Shaffer**
- 2) If any stormwater issues result from the new building that they are addressed immediately**

Amber Mensch, 152 Woodlynn Buffer Yard – Amber would like to clean out the buffer behind her property at 152 Woodlynn Drive and install a six-foot vinyl fence. Jim said that she should get a letter from the adjoining land owner giving his permission for the fence in the buffer zone. The original subdivision plan calls for a buffer yard between Harris Estates and this section of the new development. He further explained that a fence is an acceptable item in a buffer yard according the Subdivision and Land Development Ordinance. Amber said that there are two mature trees that they will keep in the buffer area. After discussion the following motion was made:

On motion by Jon Payne and seconded by Dan Kuruna and carried on a 6-0 vote to recommend to the Board of Supervisors that they allow Amber Mensch to clean out and add a six-foot vinyl fence to the buffer zone in the rear of her property at 152 Woodlynn Drive with the following conditions:

- 1) That the adjoining neighbor to the property provide a letter that they agree with the changes**
- 2) That a six-foot vinyl fence is installed**

Burgett and Assoc., ESCRA Land Development – Not present.

New Business:

Flood Plain Permit, Scott Frost, 990 S. Front St. – The township engineer reviewed this application and once additional information was provided such as pass through doors information, he thinks this project is ready for approval. Jim reviewed the accessory building requirements such as what can be stored, heaters, electricity outlet heights, etc. After discussion the following motion was made:

On motion by Dan Kuruna, seconded by Laura Fellencer and carried on a 7-0 vote to table the application recommendation until additional information on the specifics of the project can be presented.

Flood Plain Permit, Shared Support, 1226 S. Market St. – An application from Shared Support to install a gazebo with swings was reviewed by the township engineer and after reviewing the plans and the drawings showing a

space for water to pass through, he recommended that the flood plain permit be approved. He also suggested that the gazebo be anchored. After discussion the following motion was made:

On motion by Dan Kuruna and seconded by Chris Fetter, and carried on a 7-0 vote to recommend that the Board of Supervisors allow the Flood Plain Administrator to sign the flood plain permit to allow the gazebo to be placed at 1226 S. Market Street with anchoring.

Ressler Planning Module – Jim explained that this planning module had previously been approved by the Planning Commission and the Board of Supervisors. The Department of Environmental Protection sent it back so that the Sewage Enforcement Officers and the Surveyors elevations could be synchronized. Those changes have been made and it needs approved again by the Board of Supervisors. After discussion the following motion was made:

On motion by Laura Fellencer, and seconded by Chris Fetter, and carried on a 7-0 vote, it was recommended to the Board of Supervisors that they sign off on the revised Ressler Planning Module.

Old Business:

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 10.6.26
- Ag Security Area, due February, 2032

Adjournment – On motion by Jon Payne, and seconded by Dan Kuruna, and carried on a 7-0 vote, the Planning Commission meeting was adjourned at 6:45 p.m.

Respectfully submitted,
Julie Hartley, Township Manager