

PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
August 10, 2026

Members present included: Jon Payne, Chris Fetter, Isaac Ramer Jr., Brian Wentzel, Marvin Weaver, Alt. Paul Long, Dan Kuruna arrived at 6:17 pm and Laura Fellencer arrived at 6:14 pm

Excused: None

Also Present: 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 Isaac Ramer Jr. and seconded by Jon Payne and carried on a 5-0 vote the minutes of the July 27, 2026 Planning Commission meeting were approved.

Persons to be Heard: None

New Business:

Road Names for Access Road to Mull Property – The suggested road names submitted for consideration are Mull Hideaway Lane, Pixie Dust Drive and Driftwood Lane. It was noted that the first choice has Mull in it which is similar to Mull Road and could cause confusion to the 911 Center. After discussion the following motion was made: **On motion by Marvin Weaver and seconded by Chris Fetter and carried on a 4-1 vote with Isaac Ramer Jr. voting no on Driftwood Lane because of the similar name of Wedgewood Drive, it is recommended that the Board of Supervisors allow the homeowner to pick from Pixie Dust Lane or Driftwood Lane.**

Cottontail Solar 6 Deficiency Letter – The letter was reviewed that Jim Bathgate sent to Cottontail Solar 6 and asked them to respond to the deficiencies within thirty days. Julie did receive a call that said they are complying with the first three items. This includes “as-built plans” that will show the changes from the original design, that bushes meet the 48” height criteria and that the grass and weeds under the panels are being mowed. She also stated that a letter will be sent to the township to address the issues in writing. The letter has not been received at the time of this meeting. Jim said they need to get the letter to the Board of Supervisors before their August 19th meeting and that clarification will be needed on the extension of their bond until November of this year.

Old Business:

Ag Security Area – Jim noted that the list of participants in the packet was updated from the GIS maps and that the Planning Commission needs to recommend members to join Chairman Mark Strawser in forming an Ag Security committee. The board would need to meet at least once a year and have three active farmers and one citizen of the township. Discussion was held to determine which farmers should be asked if they would be interested in serving. Julie will make contact with local active farmers with land in the Ag Security Area regarding the open positions. After discussion the following motions were made:

On motion by Jon Payne and seconded by Isaac Ramer Jr. and carried on a 7-0 vote it was recommended to the Board of Supervisors that Brian Wentzel be appointed as the citizen member of the Ag Security Area committee.

On motion by Isaac Ramer Jr. and seconded by Jon Payne and carried on a 7-0 vote it was recommended to the Board of Supervisors that Dan Kuruna be appointed as an active farmer to the Ag Security Area committee.

On motion by Jon Payne and seconded by Brian Wentzel and carried on a 7-0 vote it was recommended to the Board of Supervisors that Julie Hartley be appointed as Secretary of the Ag Security Area committee.

Comprehensive Plan Review – Page thirteen of the Comprehensive Plan calls for improved access areas including the wetlands along Route 204, Moose Grove which is privately owned, and Heimbach park which is a strip of land along the river that contains the old canal. There is also a potential site along Mull Road which is also privately owned. The section also suggests that the East Snyder Park follow the master plan which has been mostly accomplished as the park is pretty much built out. Jim noted that another item on this page is the creation

and maintaining of buffer zones which is being followed. Rail trails are mentioned as a potential in the township but the current rail line is still active. Another section of this page calls for the Ag Security to have a committee formed which is currently underway. It also mentions that the township partners with the Snyder County Conservation District and the township does currently work closely with the Conservation District on different projects and issues.

Discussion – Discussion was held regarding the need for amendments to the Principal Solar section of the Zoning Ordinance as well as the Data Center section.

FYI:

- Sissy Boy Trucking Land Dev., filed 6.23.25, due 10.9.26
- 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 Laura Fellencer, and carried on a 7-0 vote, the Planning Commission meeting was adjourned at 7:15 p.m.

Respectfully submitted,
Julie Hartley, Township Manager