

PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
September 28, 2026

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

Excused: None

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate and Chase Goodwin

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

Minutes:

On motion by Laura Fellencer and seconded by Chris Fetter and carried on a 5-0 vote the minutes of the August 24, 2026 Planning Commission meeting were approved.

Persons to be Heard:

Chase Goodwin of Burgett Associates, ESCRA Solar Project – Chase Goodwin from Burgett Associates presented the Land Development Plans for the ESCRA accessory solar panel project. He pointed out the location of the project on the map and noted that there are two separate sets of solar panels. One has nine hundred and sixty-seven and the other has one hundred and sixty-eight panels. The slope will be graded and is over one acre so a NPDES permit was required. The property is in a flood plain so he said a flood plain permit will be applied for before construction begins. A stormwater plan waiver will be requested and also a waiver to file as a final plan instead of preliminary will be requested. Jim said that inverters need to be seventy-five feet from the property line and asked if the plans showed that they are. Jim also asked if the PP&L Interconnection Agreement has been secured and Chase said he did not know. He also asked Chase about the Emergency Contingency Plan and if the local fire company will be provided with training. Jim asked if the Conditional Use Hearing was noted on the plans and it was.

After discussion the following items or clarifications need to be placed on the plans and/or brought to the next Planning Commission meeting:

- 1) Updated glare study
- 2) Waiver request for stormwater
- 3) Highest point on solar panel
- 4) Soils report for 15% grade area
- 5) Flood plain permit application
- 6) Emergency plan & training for fire company
- 7) Inverter locations on plans
- 8) Interconnection agreement with PP&L
- 9) Section 413 buffering

New Business:

2027 Meeting Schedule – **On motion by Laura Fellencer and seconded by Isaac Ramer Jr. and carried on a 7-0 vote to accept the Planning Commission meeting dates of the second and fourth Mondays at 6 pm.**

Cost Analysis of Recycling Center & Compost – Discussion was held regarding the increasing rates of recycling pulls, the gate subscriptions and grinding at the compost. Both facilities are costing more than the permit fees are producing. After reviewing the numbers and discussing the options the following motion was made:

On motion by Chris Fetter and seconded by Laura Fellencer and carried by a 5-0 vote to recommend to the Board of Supervisors that each permit be raised to fifty dollars with Jon Payne and Isaac Ramer Jr. abstaining.

Old Business:

Comprehensive Plan Review – Tabled

Discussion – Dan Kuruna had some questions about the new PTMA well site and the existing site as to the security that is in place. Isaac said that the system is monitored and maintained by two licensed operators from

American Water. The water tank is secured and is not accessible even if someone climbs the fence. Additives to the water supply are done by the operators and are done manually not by any computer program that could be hacked by outside actors.

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 12.14.26
- ESCRA Land Dev., filed 2.27.26, due 10.6.26
- Ag Security Area, due February, 2032

Adjournment – On motion by Laura Fellencer, and seconded by Chris Fetter, and carried on a 7-0 vote, the Planning Commission meeting was adjourned at 7:10 p.m.

Respectfully submitted,
Julie Hartley, Township Manager