

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINSGROVE  
January 27, 2025**

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

**Members Excused:** Dan Kuruna

**Also Present:** Manager Julie Hartley, Solicitor Jim Bathgate, Baird Brehm, Jared Specht, Blandina Lecce, Andrew Mitterling, Jodie Mitterling and Betsy Mitterling

**The meeting was called to order by Chairman Brian Wentzel at 6:28 pm.**

**Minutes:**

**On motion by Laura Fellencer and seconded by Chris Fetter with Isaac Ramer Jr. abstaining, and carried on a 5-0 vote, the minutes of the January 13, 2025 Planning Commission meeting were approved as presented.**

**Persons to be Heard:**

Andrew Mitterling, Mitterling Subdivision – Andrew explained that they want to subdivide the Mitterling family property at 958 Middle Creek Road and provided a sketch plan for review. The property is forty-two acres and was last subdivided in 2012. They would like to divide the it into four lots. They propose that the lots would be fourteen, two, seven and twenty acres. Jim Bathgate noted that subdivision plans would need to be drawn up and submitted to the township. Chad Shaffer will review the plans and then the Planning Commission will review them before the Supervisors give final approval. Jim said that since the parcel is in the Agricultural Conservation District they will need to show the tract charts on the plans and the tracts will all need access to public roads. If tracts are going to continue as agricultural tracts they will need to have a non-building waiver. The two current homes have their own wells and septic systems. Jim said that to have the engineer follow the zoning ordinance for lot size, set-backs and other specifications for the AC zone. Jim said the first step is to file a subdivision application with the office.

Jared, Village at Penns Creek, Subdivision/Land Development – Jared shared that most of the comments from the engineer have been addressed and the ones that are not are administrative. The NPDES permit and driveway permit from Selinsgrove Borough are pending. Jim asked if the financial security is approved and if it would be a bond or a letter of credit. Jared said that it will be a bond and Jim answered that he will need to review the bond for the language. Jim asked if the snow plow easements are now shown on the plans. Jared stated that they are and pointed to them on the plans. He noted that they are forty feet wide and twenty-five and a half feet deep. Discussion was held that the snow plow easements need to be relocated so the plow can go straight ahead instead of off to the right.

**On motion by Isaac Ramer Jr. and seconded by Laura Fellencer, and carried on a 6-0 vote to recommend to the developer that the snow plow easement be relocated to be straight ahead on the cul-de-sac.**

Jim asked Jared to supply him with the bond and developer's agreement so he can review the documents. Jim noted that a stormwater agreement will also need drafted and will need to be reviewed. Jim informed Jared that a request for waiver will need submitted to submit the land development/subdivision plan as a final plan instead of a preliminary plan. Also lot twenty-five will need a non-building waiver application filed. Jim noted that letters showing sufficient capacity for sewer and water will need to be obtained from ESCRA and Selinsgrove Water Authority. Jim said that Jared should return to the Planning Commission with the following items: the NPDS permit, a driveway permit from Selinsgrove Borough, a bond, a developer's agreement, the plan showing the reconfiguring of the snow plow easement, a stormwater maintenance agreement, a waiver to a final plan instead of preliminary and a capacity letter from ESCRA and Selinsgrove Boro Water Authority.

Public Comment: Blandina Lecce asked if a traffic study would be required by Selinsgrove Borough and about the capacity of Weiser Run. The Planning Commission commented that stormwater from the development to Weiser Run cannot be increased and would go to a basin proposed for the project. Baird Brehm asked if the landscape buffer area was going to be clear cut and replanted and Jared answered that the vegetation and trees currently there would not be removed. It was questioned as to what would happen to lot twenty-five. Jim answered that lot twenty-five is a non-building lot and when the REC or someone else purchases it they will have to go through the land development process. It was asked what would happen to the lot if the REC doesn't purchase it.

**New Business:** None

**Old Business:**

Stormwater Ordinance Revisions - Tabled

**FYI:**

- Village at Penns Creek Land Dev. & Subdivision, filed 11.15.24, due 5.13.25

**Adjournment – On motion by Laura Fellencer, and seconded by Marvin Weaver, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 7:13 p.m.**

Respectfully submitted,  
Julie Hartley, Township Manager