

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
October 9, 2023**

Members present included: Chris Fetter, Dan Kuruna, Brian Wentzel, Laura Fellencer, Jon Payne, Marvin Weaver and Ken Herman Jr.

Members Excused: Robert Grayston

Also Present: Manager Julie Hartley and Solicitor Jim Bathgate

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

On motion by Jon Payne and seconded by Ken Herman Jr., and carried on a 6-0 vote, the minutes of the September 25, 2023 Planning Commission meeting were approved as presented.

Persons to be Heard: None

New Business:

Planning Commission Re-Appointment letters for 2024 – Letters from the Board of Supervisors were reviewed that reappointed Jon Payne and Laura Fellencer as regular members terms ending in 2027 and Robert Grayston as an alternate member term ending in 2027. Ken Herman Jr. will be reappointed at the next Board of Supervisors meeting on October 18th for four more years with his term ending in 2027.

Old Business:

Agricultural/Open Space Trail – Chad Shaffer, Township Engineer, was contacted about updating the map of East Snyder Park to include new amenities and he agreed to the task with no charge to the township. Grants are available for trails through DCNR and Community Foundation and will be open next year. Dan Kuruna spoke to Derek Straub about Susquehanna University being involved in the project and he said he will check with several groups about helping with the project. Jon took pictures of the Trail of Trees path to show different ideas such as educational signage identifying tree species, bird houses, stump seating and bat houses. Brian said he would check to see where the tree signs were made. Chris and Laura checked the width of the proposed path project and it varied from twelve feet wide to fifteen feet wide. Discussion will be continued at the next Planning Commission meeting.

Bright Farms Update – Jim Bathgate shared that the Board of Supervisors met with Bright Farm's representatives on October 3rd. Most of the items reviewed will need follow-up from the Penn Township Municipal Authority especially the amount of water used above the original amount. Three years ago, they requested five million gallons per year but have been using twelve million gallons per year. According to PTMA, they will be requesting Bright Farms to apply for additional EDUs to accommodate the additional water usage. Bright Farms is also in the process of securing an NPDES permit and will be hooking up their restroom trailer to the sewage lines. PTMA is also currently trying to secure an additional well site.

Cottontail Solar 6 Project – Jon noted that the Board of Supervisors decided at their last meeting to have the Township Engineer, Chad Shaffer and the Zoning Officer make bi-monthly site visits to the Cottontail Solar 6 Project to ensure that the plans and township zoning ordinance are being followed.

Subdivision and Land Development Ordinance, Sec. 413.2 – Keep introductory paragraph of section 413.2 Including, "The landscape plan shall include:".

- A.) Keep, "A plan of existing vegetation to remain shall be prepared showing existing trees to be physically protected throughout the construction process." and "The specific method of preserving existing vegetation shall be noted on the landscape plan."
- B.) Take out
- C.) Take out
- D.) Tabled until the next meeting pending research on "mature trees".

Public Comment: None

FYI:

- Bright Farms – Final LD, filed 6.17.20, due 1.26.24
- Daniel Habegger, Subdivision, filed 7.6.23, due 1.2.24
- Ronald & Ryan Herman, Add-on Subdivision, filed 8.24.23, due 11.22.23

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 7:54 p.m.

Respectfully submitted,
Julie Hartley, Township Manager