

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINGSGROVE  
December 9, 2024**

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

**Members Excused:** Marvin Weaver

**Also Present:** Manager Julie Hartley, Solicitor Jim Bathgate, Chad Shaffer, Bud Schenck, Keith Beaver, Keith Beaver II and David Beaver

**The meeting was called to order by Chairman Brian Wentzel at 6:30 pm.**

**On motion by Isaac Ramer Jr. and seconded by Dan Kuruna, and carried on a 4-0 vote with Jon Payne abstaining the minutes of the November 25, 2024 Planning Commission meeting were approved as presented.**

**Persons to be Heard:**

Buddy Schenck, Lil' Beav's Auto Outlet LLC Land Development – Bud explained that there were two set back non-compliances that were granted by a zoning variance. Since the appeal period is over, they would like to proceed with getting the Land Development Plan approved. They are requesting that a waiver be granted to file a final plan instead of a preliminary plan. Currently there is an existing concrete pad where the new building is proposed. A concrete apron will be added and stone area will be improved. Bud asked if the stone would be considered impervious since it is mostly stone with some organic material. The plans need to show the gravel area extending to the fence. Chad stated that he checked the property and there was good grass in the back of the lot but he agreed the gravel needs to be shown on the plans. It was suggested that the concrete pad that will not be used should be removed and grass should be planted and the changes should be noted on the plans. After these changes the impervious coverage calculations should be changed. This project is located in the Highway Commercial zone and should have a fifty percent impervious but the lot has this non-conformity grandfathered in. Notes regarding these changes and the zoning variance results will be included on the cover page of the plans.

**On motion by Jon Payne and seconded by Laura Fellencer and carried on a 6-0 vote to recommend to the Board of Supervisors to allow the filing of the Lil Beavs Land Development as a final plan instead of a preliminary plan.**

Bud continued by asking the Planning Commission about Section 413 Landscaping. Currently there is a fence which separates the properties. Chad asked if there was a proper buffer width between the properties. There is not but it would be considered a "grandfathered" condition.

**On motion by Jon Payne and seconded by Laura Fellencer and carried on a 6-0 vote to recommend to the Board of Supervisors to approve Lil Beavs Land Development plan with the following conditions:**

- 1) Existing and proposed impervious coverage should be shown on the plans**
- 2) A note provided on the plans that the border fence should be maintained**
- 3) A note on the plans that any modifications to the access off Route 522 would require a Highway Occupancy permit**
- 4) Snyder County Planning Commission comments**

Village at Penns Creek, Subdivision/Land Development – Representatives for the Village of Penns Creek were not able to attend. Jim Bathgate needs to see the proposed bonds to check the language. The lot that is proposed for the new REC Center has no sewage planning. The twenty-four lots have been given enough EDUs to cover all the proposed homes but not the REC Center which is currently on the plans as a non-building lot. Chad noted that there are a lot of outstanding items such as:

- 1) Sewage capacity issues**
- 2) NPDES Permit**
- 3) Highway Occupancy Permit**
- 4) Securities and Bonding**
- 5) Snow Plow easement needs marked on the plans**
- 6) Planning Module**

The Planning Commission would like the Village at Penns Creek representatives to attend another meeting of the Planning Commission before giving recommendation to the Supervisors.

**New Business:**

Village at Penns Creek/DEP Planning Module & Non-Building Waiver – Chad stated that the non-building waiver should be allowed for the proposed REC Center lot.

**Old Business:**

Stormwater Ordinance Revisions – Chad Shaffer emailed the changes to the Stormwater Ordinance and would like the Planning Commission to review the ordinance until the next meeting.

Agricultural/Open Space Trail – Tabled

**FYI:**

- ESCRA Zoning Variance, filed 11.6.24, due 1.6.24, hearing 12.17.24
- Village at Penns Creek Land Dev. & Subdivision, filed 11.15.24, due 2.13.25
- Lil Beavs Auto Outlet Land Dev., filed 11.25.24, due 2.21.25

**Adjournment – On motion by Laura Fellencer, and seconded by Jon Payne, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 7:06 p.m.**

Respectfully submitted,  
Julie Hartley, Township Manager