

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
February 24, 2025**

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

Members Excused: Marvin Weaver & Alt. Tim Thomson

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate, Benjamin Kirk, Seth Berry and Gene Kreamer

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

Alt. to Regular Member: On motion by Jon Payne and seconded by Isaac Ramer Jr. and carried on a 4-0 vote, Paul Long was moved to regular member status for this meeting.

Minutes:

On motion by Jon Payne and seconded by Chris Fetter and carried on a 7-0 vote, the minutes of the February 10, 2025 Planning Commission meeting were approved as presented.

Persons to be Heard:

Burget & Associates, ESCRA Conditional Use – Ben Kirk and Seth Berry came to represent the ESCRA ground mounted solar panel project. The zoning variances were already granted by the Zoning Hearing Board which included a set-back and impervious coverage variance. Jim Bathgate reviewed section 701 which covers accessory ground mounted solar panel requirements. They replied by stating that their system complies with industry standards, will be maintained in good working order and they are a certified installer. They noted that the utility and transmission lines will be underground and they have a connection agreement with PPL. Jim continued by saying advertising isn't allowed and they replied that it would not be. They noted that there will be no glare on roads or neighboring properties as the panels are non-glare coated and facing away from the road. Jim questioned them about decommissioning and panel heights and they replied that the panels will be decommissioned if inactive for twelve months and the panel heights would be from three feet at base to ten feet at the highest point. Jim inquired about method for keeping grass down and they said mowing would be done under the panels. Jim also noted that an Emergency Plan should be given to DH&L Fire Company and they should give them a tour of the facilities. Jim asked that a new letter from the Zoning Hearing Board be acquired to include both zoning variances. A perimeter fence is already in place and when the panels are placed the fence that is removed will be restored. The project is located in a flood plain but is not in the floodway. Jim noted that the flood plain classification needs to be shown on the plans, the structures must not impede flood water and must be properly anchored. Jim said a flood plain permit will be needed. Questions were asked regarding panel decommissioning and responsibility which ESCRA would be responsible if the panels were purchased instead of leased or the solar company went bankrupt. Inquiries about the noise levels of the invertors were raised and they answered that they emit a low hum that will not be detected by the neighbors. If a problem should arise with noise issues they will be addressed.

On motion by Laura Fellencer and seconded by Jon Payne and carried on a 7-0 vote, to recommend to the Board of Supervisors to allow the Conditional Use with the following conditions:

- 1) All local, state and federal regulations are followed
- 2) Obtain a Flood Plain Permit
- 3) File a Land Development Plan
- 4) The ground mounted solar array cannot be changed to a principal use
- 5) Provide an Emergency Plan and meet with DH&L Fire Company
- 6) System cannot create noise or glare on adjacent properties

Gene Kreamer, Sketch Plan – Gene presented a sketch plan for an extension project at Selingsgrove Mini Storage. The proposed new building would be forty-five feet by ninety feet. The building coverage and impervious coverage are slightly over the limits without the new building. The area proposed for an additional storage unit is north of the swimming pool building on an existing gravel area and would increase building and impervious coverage by one percent. Jim noted that it would be an existing non-conforming addition and would require a Conditional Use hearing. A land development plan would be needed since it is a commercial building. Stormwater control will need to be shown on the Land Development Plans. Gene will take this information to his client.

New Business:

Discussion was held regarding stormwater and impervious surface requirements. Brian also informed the Board that the March 10th workshop meeting is canceled.

Old Business:

Stormwater Ordinance Revisions – Tabled

Ethics Commission Forms - Tabled

FYI:

- Village at Penns Creek Land Dev. & Subdivision, filed 11.15.24, due 5.13.25
- ESCRA Conditional Use, filed 2.17.25, due 4.18.25, hearing 4.2.25 at 5:30 pm

Adjournment – On motion by Paul Long, and seconded by Chris Fetter, and carried on a 7-0 vote, the Planning Commission meeting was adjourned at 7:39 p.m.

Respectfully submitted,
Julie Hartley, Township Manager