

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINSGROVE  
February 28, 2022**

**Members present included:** Brian Wentzel, Marvin Weaver, Dan Kuruna, Jon Payne and Ken Herman Jr.

**Members Excused:** Derek Straub & Robert Grayston

**Also Present:** Manager Julie Hartley, Solicitor Jim Bathgate, William Schneider, Brandt Shambach, Alice Herrold, Kayre Herrold, Mike Reed and George Morton

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

**On motion by Jon Payne, and seconded by Dan Kuruna, and carried on a 5-0 vote, the minutes of the February 14, 2022 Planning Commission meeting were approved as presented.**

**Persons to be Heard:**

George Morton submitted plot plans for a home burial and would like the area approved before him or his wife need to be buried. Jim Bathgate noted that there are several items that need to be addressed to get approval. A location map is needed which has been provided. He continued that an easement would need to be placed on the deed within sixty days of the burial, a death certificate needs to be provided, the property must be at least three acres and it cannot interfere with water sources. After all the items that are included in the Home Burial Ordinance are provided, the Zoning Officer will inspect the sight and issue a permit. Currently pre-approval before death is not provided for in the Ordinance. The Planning Commission can, at a future date, look at revising the ordinance and suggesting amendments.

Brandt Shambach, Trinity Solar, representing the Ellie Herman roof-mounted solar energy system for 209 Fairview Drive explained that they will be installing thirty-three solar panels on the back of the home and doing a structural upgrade to the roof. Ms. Herman will be the prime beneficiary of the solar energy system and a solar disconnect will be provided in case of fires. There will be an emergency contingency plan and Trinity Solar will comply with all township accessory solar regulations. The homeowner will own the system and the panels will not protrude from the home's roofline.

**On motion by Marvin Weaver, and seconded by Dan Kuruna, and carried on a 5-0 vote, the Planning Commission recommends that the Conditional Use be granted by the Board of Supervisors for the accessory solar system for Ellie Herman of 209 Fairview Drive.**

William Schneider representing Cottontail Solar 6, LLC reviewed their progress with the Planning Commission in their Land Development application process. The following items were provided: 1) A noise study 2) A decommissioning bond and report amount was approved. 3) A performance bond amount was agreed to. The following items are outstanding 1) The date of the Conditional Use hearing to be placed on the plans. 2) Date of the waiver hearing to be placed on the plans. 3) NPDS permit secured from the Snyder County Conservation District. 4) Two parcels to have zoning approval for poles and transmission lines. 5) Letters from land owners to show agreement to have lines or poles on their property. 6) Proposed letter of credit 7) Third party approvals including PennDOT 8) Developer's agreement approved by Jim Bathgate. 9) Training with DH&L Fire Company on procedures upon construction completion.

**An executive session was called at 7:05 pm to discuss the Cottontail Solar 6, LLC Land Development plan. The Planning Commission reconvened at 7:18 pm with no decisions being made during the executive session.**

It was asked who would have ownership of the transmission lines and maintain them. The solar farms would be responsible for maintenance and easements will be provided. The Planning Commission would like to see exact locations of the poles and transmission lines at their next meeting. Mr. Schneider noted that they would be obtaining a Highway Occupancy Permit from PennDOT for all construction and lines in their right-of-way. The township requires driveway permits for any roads connecting to township owned roads. Jim Bathgate asked in the neighboring properties to the two additional parcels were notified of the Conditional Use hearing that was held last year. The Land Development plan for Cottontail Solar 6, LLC was tabled until the next regular Planning Commission meeting on Monday, March 28<sup>th</sup> at 6:30 pm.

**New Business:**

None

**Old Business:**

Ethics Commission Forms due

**FYI:**

- Bright Farms – Final LD, filed 6.17.20, due 5.6.22
- VFW Subdivision, filed 1.5.21, due 4.29.22
- Lester Sensenig Land Development, filed 3.22.21, due 5.13.22
- Cottontail Solar 6, LLC Land Development, filed 12.7.21, due 4.13.22
- Ellie Herman, Conditional Use Hearing, filed 2.16.22, due 4.15.22

**Adjournment – On motion Dan Kuruna and seconded by Ken Herman Jr., and carried on a 5-0 vote, the Planning Commission meeting was adjourned at 7:42 p.m.**

Respectfully submitted,  
Julie Hartley, Township Manager