

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
February 8, 2021**

Members present included: Derek Straub via Zoom, Ken Herman Jr., Marvin Weaver, Robert Grayston, Brian Wentzel, Jon Payne and Christopher Hixon

Members Excused: Alternate Dan Kuruna

Also Present: Manager Julie Hartley and Solicitor Jim Bathgate

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

On motion by Robert Grayston and seconded by Marvin Weaver, and carried on a 7-0 vote, the minutes of the January 25, 2021 Planning Commission meeting were approved as presented.

Persons to be Heard: None

New Business:

- 1) Change heading of Principal Solar to Section 702 instead of section 2
- 2) Review of Solar Ordinance Items submitted by Andrew J. Miller, Esquire with one change to implement to draft Zoning Ordinance as follows in Section 411.5C, item 4 added, "no restrictions on soil classes shall apply for Principal Solar Energy Systems."
- 3) The PC reviewed a sample Agricultural Industrial Zone from Joe Kantz.
- 4) It was discussed and decided to add the following uses to the draft zoning ordinance: To the AC zone added permitted uses will be a) Agricultural Related Warehousing or Cold Storage; b) Sales, service and storage of agricultural related vehicles and accessories and products required for farm use; c) Winery; d) Forestry; e) Feed mills, Grain Storage or Bulk Feed Storage; f) Veterinary Clinic.
- 5) After discussion it was decided to add a permitted use item to the Industrial Zone as follows: a) Meat Packaging and Processing.
- 6) Dan Kuruna's questions to the attorney general were reviewed. Jim Bathgate noted that the Planning Commission cannot add regulations that are above the state levels or the township could be sued under the "right to farm act".
- 7) Chad Shaffer's suggested lot rezoning was reviewed.
- 8) Nicole Ressler, parcel 13-02-005, located on Foxboro Road, requests that her current R1 property be rezoned to AC. The property currently borders AC. The property has been placed on the list of suggested changes to the zoning map.

Old Business: None

FYI-

- Klinepeter/Kuhns Subdivision, filed 10.21.20, due 4.16.21
- Bright Farms – Final LD, filed 6.17.20, due 3.15.21
- RBBB Holdings/Ron Brubaker – Final LD, filed 8.25.20, due 3.17.21
- VFW, filed 1.5.21, due 4.5.21

Adjournment – On motion by Robert Grayston and seconded by Jon Payne, and carried on a 7-0 vote, the Planning Commission workshop meeting was adjourned at 8:02 p.m.

Respectfully submitted,
Julie Hartley, Township Manager