

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINGSGROVE  
April 28, 2025**

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

**Members Excused:** Brian Wentzel & Alt. Tim Thomson

**Also Present:** Manager Julie Hartley, Solicitor Jim Bathgate, Jeremy Hummel, Chad Shaffer and Brian Schultz

**The meeting was called to order by Vice-Chairman Dan Kuruna at 6:30 pm.**

**Minutes:**

**On motion by Isaac Ramer Jr. and seconded by Chris Fetter and carried on a 6-0 vote, the minutes of the April 14, 2025 Planning Commission meeting were approved as presented.**

**Persons to be Heard:**

Brian Schultz, Village at Penns Creek Land Development – Brian noted that he has followed up on the comments from the February meeting. To refresh the Board's memory, he continued by noting that the project will extend a dead-end street to 18<sup>th</sup> Street and will develop twenty-four residential building lots with one residual non-building lot. The stormwater calculations include run-off from the above street and maximum impervious building coverage on each of the twenty-four lots as well as the residual non-building lot. The stormwater basin shown on the plans will discharge to Weiser Run. The agreements for the maintenance of the stormwater are in progress. The snowplow easement now allows for the snow to be plowed straight ahead in the cul-de-sac. Berk's Homes has requested that they be allowed to file the plans as a final plan instead of preliminary plan and Jim said that is allowed with bonds in place. Brian said that Selingsgrove Borough has approved the driveway permit and Jim said that it will need to be in writing. Jim reviewed the eight items that were outstanding from the last meeting and all but three were provided. Jim asked if DEP was notified of the twenty-four new lots and Chad responded that the lots would have been grandfathered in since the twenty-four EDUs were granted some time ago. Berk's Homes were anticipating getting approval from the Supervisors at their May 7<sup>th</sup> meeting. Jim shared that there were still several outstanding items but that the Planning Commission could recommend approval with conditions.

**On motion by Jon Payne and seconded by Laura Fellencer and carried on a 6-0 vote to recommend to the Board of Supervisors that the Berk's Homes plans for the Village at Penns Creek Land Development be allowed to be filed as a final plan instead of preliminary, that they are granted a non-building waiver for their residual lot and that their land development be approved with the following conditions:**

- 1) Agreement and Financial Security with ESCRA for sewage and Selingsgrove Borough for water**
- 2) Selingsgrove Borough Driveway Permit**
- 3) Finalized Developer's Agreement, Financial Security and a Stormwater Agreement which provides a contingency plan if the developer ceases operation**

Jeremy Hummel, Selingsgrove Ford Conditional Use – Jeremy Hummel from Larson Design explained that Selingsgrove Ford is seeking a conditional use to remove the existing collision center and replace it keeping almost the same foot print. They are seeking a conditional use under section 602B, Expansion or Alterations which allows for the expansion of an existing non-conforming structure. A parking situation was identified and rectified by adding two ADA parking stalls. A question was asked about why the building could not be moved back to conform to the set-back and Jeremy answered that it would be in the flood way. Discussion was held about the building's placement, expansion from the original size by twelve hundred square feet and if the building could be repositioned to meet the zoning requirements. Since it appears that the building is a replacement instead of an expansion the applicant was encouraged to re-configure the building to meet the zoning requirements.

**An executive session was called from 7:26 pm to 7:33 pm to discuss legal matters with no decisions being made at that time.**

**On motion by Jon Payne and seconded by Marvin Weaver and carried on a 5-0 vote with Isaac Ramer Jr. abstaining it is recommended to the Board of Supervisors to deny the conditional use request because the building is a replacement not an expansion and should be re-drawn to conform to the Township's Zoning Ordinance.**

**New Business:** None

**Old Business:**

Stormwater Ordinance Revisions – Chad noted that he has some minor changes to the Stormwater Agreement

for discussion at the next workshop meeting.

Ethics Commission Forms – Discussed that some forms are due May 1<sup>st</sup>.

**FYI:**

- Village at Penns Creek Land Dev. & Subdivision, filed 11.15.24, due 5.13.25
- Selinsgrove Ford Conditional Use, filed 3.21.25, due 5.20.25, hearing 5.7.25 at 5:30 pm
- Selinsgrove Ford Land Dev., filed 3.21.25, due 6.19.25

**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 7:39 p.m.**

Respectfully submitted,  
Julie Hartley, Township Manager