

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES  
228 CLIFFORD ROAD, SELINSGROVE  
May 22, 2023**

**Members present included:** Brian Wentzel, Dan Kuruna, Chris Fetter, Laura Fellencer and Ken Herman Jr.

**Members Excused:** Jon Payne, Marvin Weaver and Robert Grayston

**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 Ken Herman Jr. and seconded by Chris Fetter, and carried on a 4-0 vote, the minutes of the May 8, 2023 Planning Commission meeting were approved as presented.**

**Persons to be Heard:** None

**New Business:**

Letter from Meck-Tech, 85 Old Colony Road – The Planning Commission reviewed the comment letter from Meck-Tech on the proposed new home construction at 85 Old Colony Road. Jim said he spoke to Scott Shambach of Meck-Tech and he stated that the construction will not increase the flood base elevation and that the requirements are for activity in floodways not flood plains. Chad Shaffer will review the letter from Meck-Tech and offer comments. The home to be constructed is not in the flood plain but fill at the rear of the home would be in the flood plain. The subject will be revisited after Chad Shaffer offers comment on the project.

**Old Business:**

Subdivision and Land Development Ordinance – The Planning Commission reviewed the suggested revisions from Chad Shaffer as follows:

Section 413 – Landscape Requirements:

Section 413.3 – Landscape Buffer Yard Table changes as follows:

- 1) Residential to Residential is 15 feet
- 2) Residential to Multi-Family is 30 feet
- 3) Residential to Mobile Home Park is 30 feet
- 4) Residential to Commercial is 75 feet
- 5) Residential to Agricultural is 75 feet
- 6) Mobile Home Park to Multi-Family is 30 feet
- 7) Mobile Home Park to Commercial is 75 feet
- 8) Mobile Home Park to Agriculture is 75 feet
- 9) Commercial to Commercial is 15 feet
- 10) Commercial to Agriculture is 75 feet

Discussion will continue on section 413 at the next Planning Commission meeting.

**Public Comment:** None

**FYI:**

- Bright Farms – Final LD, filed 6.17.20, due 7.13.23

**Adjournment – On motion by Laura Fellencer, and seconded by Chris Fetter, and carried on a 5-0 vote, the Planning Commission meeting was adjourned at 7:33 p.m.**

Respectfully submitted,  
Julie Hartley, Township Manager