

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
June 22, 2020**

Members present included: Derek Straub, Ken Herman Jr., Marvin Weaver, Brian Wentzel and Claudia Brabant.

Members Excused: Jon Payne, Robert Grayston, Alternate William Moyer and Alternate Dan Kuruna

Also Present: Solicitor James Bathgate, Manager Julie Hartley, Dennis Norman, Greg Pyscher, Ron Jager, Chad Shaffer, Joan Woods and Lucas Pintirsch.

The meeting was called to order by Vice-Chairman Derek Straub at 7:00 pm.

On motion by Brian Wentzel and seconded by Claudia Brabant, and carried on a 5-0 vote, the minutes of the May 18, 2020 Planning Commission meeting were approved as presented.

Persons to be heard/New Business:

Justin Ross, Bright Farms Final Plans – Justin Ross of LIVIC Civil, via telephone conference call, addressed the comments made by Robert Bickhart in his letter dated June 19, 2020. Mr. Ross's comments were supplied by a letter dated June 22, 2020 which he also verbally highlighted. He reported that the wearing course and line painting in the parking lot have been completed so that financial security for these items is no longer needed. Also supplied was a Stormwater Management Addendum to address the concerns of building size increases. Justin noted that all erosion concerns and leachate from a truck are being addressed by Bright Farms.

On motion by Brian Wentzel, and seconded by Tim Herman Jr., and carried on a 5-0 vote, the Planning Commission recommends that the Board of Supervisors approve the Final/As Built Land Development Plans for Bright Farms with the following condition:

- 1) **Robert Bickhart, Township Engineer, to review amended stormwater plans and provide favorable comment**

Dennis Norman, Selinsgrove Center Final Plans- Dennis Norman was in attendance to address Robert Bickhart's comment letter dated June 2, 2020. He said that the erosion on the earthen berm along the south side of the project will be addressed.

The Planning Commission recommended that Dennis Norman attend the July 8th meeting of the Board of Supervisors to present his Final/As Built plans for approval.

Lucas Pintirsch, Brad Bailor Solar Energy System Conditional Use – Lucas Pintirsch addressed the Planning Commission regarding the ground mounted solar energy system proposed for the Brad Bailor residence at 1150 S. Market Street. Jim Bathgate noted all the conditions that will be required by the Board of Supervisors.

On motion by Brian Wentzel and seconded by Marvin Weaver, and carried on a 5-0 vote, the Planning Commission recommended the Board of Supervisors to grant Brad Bailor's Conditional Use with the following conditions met:

- 1) **Set-back is adjusted to thirty (30) feet from the rear property line or a zoning variance is requested.**
- 2) **Solar energy system installers must certify they are listed as a certified installer on the PA Department of Environmental Protection's (DEP) approved solar installer list or that they meet the criteria to be a DEP approved installer**
- 3) **Must be a registered home improvement contractor with the Attorney General's office.**
- 4) **Owner of a solar array shall provide Penn Township written confirmation that the public utility company to which the solar energy system will be connected has been informed of the customer's intent to install a grid connected system and approved of such connection.**
- 5) **All solar panels shall be placed such that concentrated solar radiation or glare does not project onto nearby structures or roadways.**
- 6) **Display of advertising is prohibited except for reasonable identification of the manufacturer of the system.**
- 7) **Upon completion of installation, the solar array shall be maintained in good working order in accordance with standards of the Penn Township codes under which the solar system was constructed.**
- 8) **The solar array must be properly maintained and be kept free from all hazards, including but not limited to, faulty wiring, loose fastenings, being in an unsafe condition or detrimental to public health, safety or general welfare.**

- 9) Each solar array and all solar related equipment shall be removed within twelve (12) months of the date when the use has been discontinued or abandoned by system owner and/or operator, or upon termination of the useful life of the system.

Ron Jager, ESCRA Flood Plain and Stormwater Management- Ron Jager of Gannett Fleming presented the changes that will be done to the sewage treatment plant to provide flood hardening. The project would consist of raising walls around basement entrances and ventilation shafts, adding some pumps, replacing generators and making sewer covers water-tight. A stone driveway will be paved. He also noted that none of the project will be in the flood way and should not impact or create any additional flooding conditions on other properties. DEP approval is being sought for the project. Julie Hartley, Flood Plain Administrator, did not have any concerns with the project. Favorable review was provided by the Snyder County Planning Commission.

On motion by Brian Wentzel and seconded by Claudia Brabant, and carried on a 5-0 vote, the Planning Commission recommended the Board of Supervisors to grant the Floodplain Development Permit application.

Joan Woods, Salacion Sarvano Conditional Use for Solar Energy System- Joan Woods of Sunrun Installations addressed the Planning Commission regarding the home solar roof system proposed for 26 Horizon Drive. The system is 324 square feet and is a 16-kilowatt system. There will be no tilting of the panels and it will be flat to the roof.

On motion by Claudia Brabant and seconded by Marvin Weaver, and carried on a 5-0 vote, the Planning Commission recommended the Board of Supervisors to grant Brad Bailor's Conditional Use with the following conditions met:

- 1) Solar energy system installers must certify they are listed as a certified installer on the PA Department of Environmental Protection's (DEP) approved solar installer list or that they meet the criteria to be a DEP approved installer
- 2) Must be a registered home improvement contractor with the Attorney General's office.
- 3) Owner of a solar array shall provide Penn Township written confirmation that the public utility company to which the solar energy system will be connected has been informed of the customer's intent to install a grid connected system and approved of such connection.
- 4) All solar panels shall be placed such that concentrated solar radiation or glare does not project onto nearby structures or roadways.
- 5) Solar panels shall not extend beyond any portion of the roof edge.
- 6) For roof and wall mounted systems, the applicant shall provide evidence that the plans comply with the Uniform Construction Code and adopted building code of the township that the roof or wall is capable of holding the load imposed on the structure.
- 7) Display of advertising is prohibited except for reasonable identification of the manufacturer of the system.
- 8) Upon completion of installation, the solar array shall be maintained in good working order in accordance with standards of the Penn Township codes under which the solar system was constructed.
- 9) The solar array must be properly maintained and be kept free from all hazards, including but not limited to, faulty wiring, loose fastenings, being in an unsafe condition or detrimental to public health, safety or general welfare.
- 10) Each solar array and all solar related equipment shall be removed within twelve (12) months of the date when the use has been discontinued or abandoned by system owner and/or operator, or upon termination of the useful life of the system.

Chad Shaffer for Ron Brubaker aka RBBB Holding Limited, Conditional Use for Auto Repair- Chad Shaffer presented plans for an auto repair garage to be located at 555 Clifford Road which is located in the Highway Commercial zone. It will be a four-bay garage with a dimension of sixty (60) feet by one hundred and thirty (130) feet. A conditional use hearing is required because auto repair is not an allowed use within the HC zone of the township, section 805.1 and 805.3 will apply. All repairs, except major engine work, will be done. Body work will not be part of the services. No junk cars or stockpiling of tires outside will occur and no gas will be sold. Fluids will be stored inside and be removed monthly. There will be a private well and public sewer will be utilized.

On motion by Ken Herman Jr. and seconded by Brian Wentzel, and carried on a 5-0 vote, the Planning Commission recommended the Board of Supervisors to grant Ron Brubaker (RBBB Holding Limited) Conditional Use with the following conditions met:

- 1) All repair work be conducted in the enclosed garage
- 2) Minimal parking of vehicles, employees and cars dropped off and picked up
- 3) No stockpiling of tires and trash, only dumpster outside
- 4) Comply with land development ordinance and file plan
- 5) Address screening from residential neighboring properties
- 6) Supply proof of public sewage availability to the proposed garage

Old Business – None

FYI- Derek Straub noted the various dates of submitted plans and their deadlines under FYI. They are as follows:

- Subdivision: D. Bowersox, filed 1.10.20, due 11.6.20, zoning hearing 7.22.20
- Conditional Use – Brad Bailor, solar panel, filed 5.4.20, hearing is 6.24.20 at 6 pm
- Conditional Use – Ron Brubaker, filed 5.27.20, hearing 7.8.20 at 6 pm
- Conditional Use – Salacion Sarvano, filed 5.27.20, hearing 7.8.20 at 6 pm
- Flood Plain Application – ESCRA filed 5.20.20, due 7.17.20
- Bright Farms – Final LD, filed 6.17.20, due 8.16.20

Adjournment – On motion by Claudia Brabant and seconded by Ken Herman Jr., and carried on a 5-0 vote, the Planning Commission regular meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Julie Hartley, Township Manager