

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
July 24, 2023**

Members present included: Brian Wentzel, Dan Kuruna, Chris Fetter, Marvin Weaver, Laura Fellencer, Jon Payne and Ken Herman Jr.

Members Excused: Robert Grayston

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate, Daniel Habegger, Allen Horberger, Jim Grose and Michael Savidge

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

On motion by Marvin Weaver and seconded by Ken Herman Jr., and carried on a 5-0 vote, the minutes of the July 10, 2023 Planning Commission meeting were approved as presented.

New Business:

Intent to Submit PAG-03 NPDES Permit from LIVIC CIVIL for Bright Farms – A letter was received from LIVIC CIVIL informing the township that Bright Farms is in the process of filing for a PAG-03 NPDES permit from DEP. Jim said this permit will regulate their discharge and process wastewater.

Persons to be Heard:

Allen Hornberger – Allen Hornberger representing the Habegger Subdivision explained that the proposed subdivision is dividing a 5.511-acre lot into two 2.755-acre lots. There will be one driveway to access both lots. Jim said that the shared driveway should be noted on the plan and that a maintenance agreement will have to be put in place. The residual lot has an existing home, driveway and shed. Jim asked if set-backs can be maintained after new lines are drawn. Mr. Hornberger indicated that they would and that Dan Page is testing two sites for septic on the newly formed lot. Jim asked if existing wells or proposed wells are shown on the plans. Allen answered that a location for the new well has not been identified yet. Jim said that well location and well set-back lines need to be on the plans as well as a septic easement. Jim noted that in a Rural Residential zone that according to section 403.5B the minimum lot size is one acre and needs a front width of 150 feet. Jim said that they can file for a dimensional variance with the Zoning Hearing Board.

Executive Session called at 7:01 pm and reconvened at 7:06 pm with no decisions being made at that time.

Jim Bathgate informed Mr. Hornberger that there are two options to make the subdivision compliant with the Zoning Ordinance. A zoning variance can be filed with the Zoning Hearing Board or the one lot line is moved bringing the dividing line over by five feet to comply with the 150-foot front lot width requirement.

Jim Grose, Greystone Estates Expansion Sketch Plan – Jim Grose presented a sketch plan for the expansion of Greystone Estates comprised of 50 units that are two family dwellings with off street parking for up to three cars and a carport for each. The road running the length of the development will remain in the care of Michael Savidge as these are rental units only. Two parcels that are undeveloped may be sold in the future. The project is located in the R2 zoning district and are an allowed use. Mr. Grose shared that a six-inch water main is in place as well as a six-inch sewer connection off of Wedgewood Drive. Jim Bathgate asked if impervious coverage standards would be met and they will as well as street trees, landscaping, a walking trail, pavilion and playground. Attorney Bathgate noted that the right-of-way should be fifty feet with a cartway of thirty feet according to the SALDO. He continued by informing Mr. Savidge that waivers for items such as reduced cartway and modifications for other items can be granted by the Board of Supervisors. Dan Kuruna suggested that Michael contact DH&L about the size of the cul-de-sac to ensure that their equipment can make the radius. Jim Bathgate recommended that Chad Shaffer, Township Engineer, become involved in the project as soon as possible. Mr. Savidge noted that Aqua will be supplying the water and that he will be attending a PTMA meeting to speak to them about sewage capacity. DEP will be involved in the process because of the amount of earth disturbance.

On motion by Dan Kuruna and seconded by Ken Herman Jr., and carried on a 7-0 vote, the Planning Commission recommends that the Board of Supervisors have Township Engineer Chad Shaffer review the sketch plan for the Greystone Estates Expansion when an escrow is established.

Jim Grose, Add-On Subdivision for Mike Schrey – Jim Grose explained that the add-on subdivision would involve taking Lot 1A and adding 10.87 acres to the Braden Klingler farm, Lot 2B which is 6.9 acres on the south side of

Bake Oven Hill Road to the Braden Klingler farm and Lot 1 which is three acres to the Courtney Raker property which is currently 1.96 acres. Jim Grose said that there is a non-building clause on the three-acre parcel to be added to the Raker property. Jim Bathgate noted that in the Agricultural Conservation Zoning District lots can only be 2.5 acres maximum. If a Conditional Use hearing was held the newly formed 4.96-acre parcel could be declared a "Farmette" and be compatible with the AC zone. Another suggestion was to keep the three-acre lot deeded individually as a non-building lot. Jim Bathgate questioned the number of conveyances and there is one more conveyance available according to the records. Mr. Grose will ask his client about which option he would like to pursue and return.

Old Business:

Subdivision and Land Development Ordinance – Tabled

Public Comment: None

FYI:

- Bright Farms – Final LD, filed 6.17.20, due 10.13.23
- Habegger Subdivision, filed 7.6.23, due 10.4.23
- Donald Schrey, Add-on Subdivision, filed 7.13.23, due 10.11.23
- Michael Schrey, Conditional Use, filed 7.19.23, due 9.15.23

Adjournment – On motion by Jon Payne, and seconded by Chris Fetter, and carried on a 7-0 vote, the Planning Commission meeting was adjourned at 8:08 p.m.

Respectfully submitted,
Julie Hartley, Township Manager