

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
September 27, 2021**

Members present included: Marvin Weaver, Alternate Dan Kuruna via Zoom, Derek Straub via Zoom, Brian Wentzel, Jon Payne and Ken Herman Jr.

Members Excused: Robert Grayston

Also Present: Solicitor Jim Bathgate, Manager Julie Hartley, Makenzie Stover, Michael Thomas, Travis Martin, Randy Weikel and Philip J. Adam Jr.

The meeting was called to order by Chairman Brian Wentzel at 6:52 pm.

On motion by Marvin Weaver and seconded by Jon Payne, and carried on a 5-0 vote, the minutes of the September 13, 2021 Planning Commission meeting were approved as presented.

On motion by Derek Straub, and seconded by Jon Payne, and carried on a 5-0 vote, Mike Thomas was added to the agenda.

Persons to be Heard:

Makenzie Stover presented the Doug Klinger Add-on Subdivision which would add 3.291 acres to an existing residential lot of 1.25 acres. The addition of the 3.291 acres would make the residential lot size a total of 4.541 acres. Jim Bathgate noted that when a lot larger than 2.5 acres is requested within the AC zone a Conditional Use Hearing is needed. If the lots were not combined a non-building waiver would need to be placed on the 3.291-acre deed. Makenzie Stover asked if the designation of the combined lots could be changed to a Farmette since this use only requires two acres at minimum and be placed on the combined deeds as such.

An Executive Session was called at 7:19 pm.

The meeting was reconvened at 7:35 pm. Legal issues were discussed with no official action taken.

After discussion the following motion was made:

On motion by Marvin Weaver to have the lots combined and put a deed restriction designating it as a Farmette. Motion died for lack of a second.

On motion by Brian Wentzel, and seconded by Derek Straub, and carried on a 4-0 vote with Jon Payne abstaining to forward to the Supervisors with no recommendation.

No representative from Power Home Solar for the Brad Bailor roof mounted solar energy system was present.

Travis Martin of LIVIC CIVIL representing RMW Rentals LLC presented the Land Development Plan which calls for a gravel driveway and additional parking for buses. There will need to be an increase in the size of the stormwater basin. Also proposed is the addition of a maintenance garage. Conditional Use approval was granted and the owner will need to sign the owner's affidavit.

After discussion the following motion was made:

On motion by Jon Payne and seconded by Ken Herman Jr., and carried on a 5-0 vote it is recommended that the Board of Supervisors have the Township Engineer review the land development and stormwater plans for RMW Rentals LLC.

Marvin Weaver excused himself from the Planning Commission.

On motion by Brian Wentzel and seconded by Derek Straub, and carried on a 4-0 vote, Dan Kuruna was asked to take a place as a regular member.

Charles Axtman presented a Final Land Development Plan for a second broiler house on the property of Marvin Weaver. He noted that the date of the Conditional Use is on the plans and the current stormwater basin is sufficient to handle the additional stormwater. The odor and nutrient management plans are completed. Previous stormwater issues were corrected to the Township Engineer's specifications.

After discussion the following motion was made:

On motion by Derek Straub and seconded by Dan Kuruna, and carried on a 5-0 vote, it is recommended that the Board of Supervisors have the Township Engineer review the land development and stormwater plans for the Weaver Broiler House.

Mike Thomas of Meck Tech presented plans for DMS Mobile Home Park which plans to add nine additional sites, consolidate three tracts into one, create an extension of an existing private lane, add an access road to Clifford Road and a 30' x 150' storage building. Stormwater management is not proposed for this expansion project as stormwater should be reduced with the improvements. The access to Clifford Road is currently being reviewed by PennDOT and the HOP should be granted next week. Financial security will need to be obtained and the five waivers granted.

Mike requested from the Planning Commission that a waiver that the plans can be submitted as Final instead of Preliminary be granted:

On motion by Jon Payne and seconded by Ken Herman Jr., and carried on a 5-0 vote, to recommend to the Board of Supervisors to allow a Final Land Development Plan to be submitted.

Mike also requested five waivers as follows:

1) Allow a 15' gravel lane with 3' berms instead of the 12' paved lanes with 4' paved shoulders (402 B)

On motion by Derek Straub and seconded by Ken Herman Jr., and carried on a 5-0 vote, to recommend that the Board of Supervisors to grant the driveway width and material waiver.

2) A minimum center line grade of 1% with a trench to provide drainage instead of a 3.5% road crown (402 B2B)

On motion by Jon Payne and seconded by Derek Straub, and carried on a 5-0 vote, to recommend to the Board of Supervisors to grant the road crown requirement waiver.

3) No landscape buffer yard at the railway and PPL facing property lines (413.3)

On motion by Jon Payne and seconded by Ken Herman Jr., and carried on a 5-0 vote, to recommend to the Board of Supervisors to grant the waiver for no landscape buffer yard adjacent to the railway and PPL facilities.

4) Compacted gravel instead of pavement around storage unit (603 D)

On motion by Jon Payne and seconded by Ken Herman Jr., and carried on a 5-0 vote, to recommend to the Board of Supervisors to grant the waiver to allow stone instead of pavement at the storage building parking.

5) Recreational requirement of 15% for mobile home parks.

The Planning Commission did not offer any recommendation on this item.

New Business:

None

Old Business:

None

FYI-

- Bright Farms – Final LD, filed 6.17.20, due 11.9.21
- RBBB Holdings/Ron Brubaker – Final LD, filed 8.25.20, due 11.17.21
- VFW Subdivision, filed 1.5.21, due 11.17.21
- Lester Sensenig Land Development, filed 3.22.21, due 11.15.21
- Marvin Weaver – Final LD, filed 6.11.21, due 12.8.21
- DMS Mobile Home Park Final LD, filed 8.20.21, due 11.18.21
- Douglas Klinger Add-On Subdivision, filed 8.18.21, due 11.16.21
- Brad Bailor/Powerhome Solar Conditional Use, filed 8.31.21, due 10.30.21, hearing 10.5.21 at 6:30 pm
- RMW Rentals LLC Land Development, filed 9.23.21, due 12.22.21

Adjournment – On motion Jon Payne and seconded by Derek Straub, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 8:31 p.m.

Respectfully submitted,
Julie Hartley, Township Manager