

PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
October 13, 2025

Members present included: Brian Wentzel, Jon Payne, Chris Fetter, Laura Feller, Dan Kuruna, Marvin Weaver, Paul Long and Isaac Ramer Jr.

Also Present: Manager Julie Hartley and Solicitor Jim Bathgate

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

Minutes:

On motion by Jon Payne and seconded by Dan Kuruna and carried on a 6-0 vote with Chris Fetter abstaining, the minutes of the September 22, 2025 Planning Commission meeting were approved as presented.

Marvin Weaver was recused from the meeting to present a waiver from land development.

Persons to be Heard:

Marvin Weaver, Waiver from Land Development – Jim stated that Chad Shaffer reviewed the plans for the manure storage and recommended that the waiver be granted for the sixty by seventy-two-foot manure storage building. Jim asked what the building setback from the side property line was and it is thirty feet which is acceptable in the Agricultural Conservation zone. Jim recommended that a waiver be contingent upon any stormwater concerns that result from the building be addressed. Marvin noted that the building will have concrete walls and a roof with gutters that empty into the existing stormwater management system. He also received a letter from Mr. Zimmerman, his neighbor to the east, that he could have the building at a thirty-foot setback instead of two hundred feet.

On motion by Jon Payne and seconded by Laura Feller and carried on a 5-0 vote with Isaac Ramer Jr. abstaining, it was recommended to the Board of Supervisors to grant the Waiver from Land Development for the construction of the sixty by seventy-two-foot manure storage building with the following conditions:

- 1) Documentation showing that the adjoining land owner signed off on having the manure building at a thirty-foot setback instead of two hundred feet**
- 2) If any stormwater issues occur after construction that they are immediately addressed**
- 3) Mr. Weaver be responsible for all expenses incurred to process the Waiver from Land Development**

Marvin Weaver left the meeting after his presentation.

New Business: None

Old Business:

Stormwater Ordinance Revisions – Discussion was held regarding the changes the Chris Fetter suggested. The suggestions included adding to the definition of “Erosion and Sediment Pollution Control Plan” in parenthesis, “AKA E&S Plan”. He also suggested that the sentence be removed on page 27 to 28 that states, “FBFMs were prepared using the National Geodetic Vertical Datum of 1929”. The third change suggested is on page 30, Section 602W states that “A geological assessment of the effects of runoff in limestone areas, if applicable, as specified in Section 303B (G) of this Ordinance.” Should the (G) be (H) instead. Chad Shaffer will be asked to review these changes.

Comments Regarding Revisions to Noise Section of Solar Ordinance – The Planning Commission had no comments regarding this item.

AI Data Centers – Jim said that the AI Data Centers should be by Conditional Use whatever zones they are allowed in. He continued by noting that to start the process, the zones that they will be allowed in have to be decided. Industrial and Highway Commercial zones were discussed as possible zones. Studies for water, available electricity and noise can be required. Brian asked the Planning Commission to take the sample ordinances provided and mark up what sections will be used and what they think should be added for the next Planning Commission meeting.

FYI:

- Sissy Boy Trucking Land Dev., filed 6.23.25, due 12.18.25
- PTMA Well Site Subdivision/Land Development, filed 9.22.25, due 12.19.25
- PTMA Well Site Conditional Use, filed 10.7.25, due 12.8.25, hearing 12.3.25 at 5:30 pm

Adjournment – On motion by Jon Payne, and seconded by Laura Fellencer, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 7:47 p.m.

Respectfully submitted,
Julie Hartley, Township Manager