

PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
November 10, 2025

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

Excused: Jon Payne

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 Brian Wentzel and seconded by Chris Fetter and carried on a 5-0 vote the minutes of the October 27, 2025 Planning Commission meeting were approved as presented.

Persons to be Heard: None

New Business:

Recommend re-appointments to Supervisors, Brian Wentzel and Christopher Fetter – On motion by Dan Kuruna and seconded by Marvin Weaver and carried on a 5-0 vote to recommend to the Board of Supervisors that Brian Wentzel and Chris Fetter be reappointed to the Planning Commission.

Two Supervisors Allowed on Seven Member Commission – Jim was asked to check if two Supervisors can serve on a seven-member Planning Commission. After research he noted that it is allowed by municipal code 10205.

Old Business:

Stormwater Ordinance Revisions – **On motion by Laura Fellencer and seconded by Chris Fetter and carried on a 5-0 vote to recommend beginning the adoption process of the Revised Stormwater Ordinance to the Board of Supervisors.**

Isaac Ramer Jr. – Isaac joined the meeting at 6:34 pm

AI Data Centers – Discussion was held to begin a draft of the AI Data Center's portion of the Zoning Ordinance. The following items were drafted: 1) The district will be Industrial 2) Conditional Use Hearing will be required 3) Acreage and setbacks 4) Buffer yards 5) Accessory placement 6) Water needs 7) Environmental Impact Study 8) Traffic and Community Impact Study 9) Radiological Survey 10) Impact on Real Estate Value 11) Noise levels to not exceed 45 DbA at property line 12) Screening from residential 13) Fire and Emergency Plans. The draft will be reviewed at 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
- Selingsgrove Fair Association, filed 10.14.25, due 12.15.25, hearing 12.10.25 at 7 pm

Adjournment – **On motion by Laura Fellencer, and seconded by Dan Kuruna, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 7:53 p.m.**

Respectfully submitted,
Julie Hartley, Township Manager