

PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
November 24, 2025

Members present included: Brian Wentzel, Jon Payne, Chris Fetter, Laura Fellencer, Dan Kuruna and Alt. Paul Long

Excused: Marvin Weaver and Isaac Ramer Jr.

Also Present: Manager Julie Hartley and Solicitor Jim Bathgate

The meeting was called to order by Chairman Brian Wentzel at 6:31 pm.

Minutes:

On motion by Laura Fellencer and seconded by Dan Kuruna and carried on a 4-0 vote with Jon Payne abstaining the minutes of the November 10, 2025 Planning Commission meeting were approved as presented.

Persons to be Heard: None

New Business: None

Old Business:

AI Data Centers – Jim noted that Penn State is having a Data Center conference on December 10th which he plans to attend. Brian shared that he heard about fast tracking the centers and potential tariffs on them to keep electricity costs down for residents. Jim said that the Montour Planning Commission voted to not recommend acceptance of the data center by the Commissioners. Snyder County does not have county-wide zoning at this time. Jim continued by noting that at the last meeting it was decided that the Data Centers would be allowed by Conditional Use in the Industrial zone. The two definitions in the model ordinance were added to the draft. The criteria on page two states that surrounding water supplies will not be impacted. It was discussed that the Penn Township Municipal Authority would be included in this process. It was noted that “quantity” should be added to 1 (a). The applicant shall supply a water feasibility study. Under the “Energy System/Supply” the applicant shall supply their own electrical generation system not to exceed 45 DbA. If they would use the electrical grid an interconnection agreement would be needed and capacity would need addressed. The “Nuclear” section requires radiological surveys and exposure studies. “Accessory Equipment” would not be placed between the building and the street. The “Environmental and Community Impact” section would need proof that the property values would not be negatively impacted by the project and have no impact on wildlife or geological features. The “Emergency Management” section requires a plan to be filed. “Screening and Buffer” requires a double row of six-foot evergreens and a thousand feet from residential or occupied housing. “Noise” section requires that a level of only 45 DbA be allowed at the property line and a preliminary study. The “Emissions and/or Ground Vibrations” section requires a study be done. The “Decommissioning” section requires a bond in the amount of one hundred and ten percent of the cost of the decommissioning. Jim also noted that all requirements of the Industrial zoning section must be met. The Planning Commission members were encouraged to study the draft language and return to the December 8th meeting ready with comments.

FYI:

- Sissy Boy Trucking Land Dev., filed 6.23.25, due 2.16.26
- PTMA Well Site Subdivision/Land Development, filed 9.22.25, due 3.19.26
- PTMA Well Site Conditional Use, filed 10.7.25, due 12.8.25, hearing 12.3.25 at 5:30 pm
- Selinsgrove Fair Association, filed 10.14.25, due 12.15.25, hearing 12.10.25 at 7 pm

Adjournment – On motion by Dan Kuruna, and seconded by Laura Fellencer, and carried on a 5-0 vote, the Planning Commission meeting was adjourned at 7:38 p.m.

Respectfully submitted,
Julie Hartley, Township Manager