

PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
February 9, 2026

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

Excused: Brian Wentzel

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate, Charles Axtman, Ben Spickler and Tori Keister

The meeting was called to order by Vice-Chairman Dan Kuruna at 6:00 pm.

Minutes:

On motion by Jon Payne and seconded by Laura Fellencer and carried on a 5-0 vote with Isaac Ramer Jr. abstaining, the minutes of the January 12, 2026 Planning Commission meeting were approved with the word “Center” needing to be correctly spelled in the Data Center amendments section of the minutes.

Persons to be Heard:

Charles Axtman, Sissy Boy Trucking Land Dev. & Waiver – Charles noted that the owners of the property at 555 Clifford Road do not plan to place the building since they have purchased another property with a seven-bay garage. The only thing that they would like to place there now is a truck scale and park some of the trucks on the premises. Charles said he has deleted the building off the land development plans. They plan to remove the old foundation and install a private scale for their trucks only. Jim reviewed the items that needed addressed according to Chad Shaffer’s review letter. Charles said the NPDES permit has been secured. Jim noted that the proposed scales should be shown on the plans. Waivers will need to be requested for Stormwater section 404.A.2, 501.C and to submit plan as final. Jim then reviewed the conditional use findings for 555 Clifford Road and noted since it is now just for parking the use does not fit the conditional use parameters. He also noted that a land development plan may not be necessary with the changes and that Charles should consult with his clients to see how to proceed. To start the new use process, a zoning application should be submitted to the zoning officer for review.

New Business:

Breezewood Development – Jim received a call from Matt Slivinski about Phase 1A of Breezewood which consists of twenty-five lots. The plans were approved in the 1990s. Obstacles include a ten-foot access to development roads in Phase 1A and the condition of the infrastructure. Jim consulted with Township Engineer Chad Shaffer and he said that an escrow account of five thousand dollars should be sufficient to investigate the infrastructure deficiencies. The Penn Township Municipal Authority would also need to conduct testing and inspections.

On motion by Jon Payne and seconded by Laura Fellencer and carried on a 6-0 vote to recommend to the Board of Supervisors that they allow Fulkroad and Sons to place five thousand dollars (\$5,000) in escrow to have Chad Shaffer investigate the Breezewood Phase 1A with no guarantees of approval and to report any deficiencies.

AI Data Center Public Hearing – Jim informed the Planning Commission that the Data Center amendments public hearing was in the Daily Item as an article and could generate a crowd. It was discussed that Snyder County may not have anything in place for Data Centers. After discussion the following motion was made:

On motion by Dan Kuruna and seconded by Isaac Ramer Jr. and carried on a 6-0 vote to have Jim write a letter to the Snyder County Commissioners expressing concern that neighboring townships who rely on the Snyder County Planning Commission do not have regulations in place for Data Centers.

Ag Security Area/Comprehensive Plan – Jim suggested that the next item that the Planning Commission reviews is the Comprehensive Plan to see if the recommendations are being followed. One item to review is the Ag Security Area which was recorded in 1990 and automatically renews every seven years.

Old Business:

Stormwater Ordinance Recommendation to Proceed – **On motion by Laura Fellencer and seconded by Chris Fetter and carried on a 6-0 vote to recommend to the Board of Supervisors that they proceed with the adoption process of the new Stormwater Ordinance.**

Ethics Commission Forms – Jim Bathgate reminded the Planning Commission that the Ethics Commission forms need submitted before May 1st.

FYI:

- Sissy Boy Trucking Land Dev., filed 6.23.25, due 4.13.26
- PTMA Well Site Subdivision/Land Development, filed 9.22.25, due 3.19.26

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 7:06 p.m.

Respectfully submitted,
Julie Hartley, Township Manager