

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
May 12, 2025**

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

Members Excused: Marvin Weaver & Alt. Tim Thomson

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate and Larry Eckstine

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

Minutes:

On motion by Isaac Ramer Jr. and seconded by Chris Fetter and carried on a 5-0 vote, the minutes of the April 28, 2025 Planning Commission meeting were approved as presented.

Persons to be Heard:

Larry Eckstine, Project Discussion, 45 Universal Rd. (Fastenal) – Larry shared that at 45 Universal Road currently the Fastenal Building, he would like to build a twenty-six foot by one-hundred-foot building which is fifty percent of the existing structure. Fastenal is not renewing their lease and will be moving out by the end of June. Tuscan Ventures owns the building which was built by HEPCO Construction which he is the President of. After Fastenal vacates the building, it is slated to be leased by HEPCO Construction. The current HEPCO building will be repurposed. The principal use of HEPCO is building construction and warehousing with some possible panel manufacturing as needed. Since the addition is fifty percent of the original building's footprint Larry would like to have an exemption from filing a Land Development Plan. Jim noted that in the Industrial zone it is permitted that sixty percent of the lot can be covered with a combined building coverage and impervious coverage. Jim recommended that the Planning Commission have Chad Shaffer review the project and make suggestions on stormwater and the need for a land development plan.

On motion by Dan Kuruna and seconded by Laura Feller and carried on a 6-0 vote, it was recommended that an opinion on a waiver from Land Development and stormwater be given by Chad Shaffer, Township Engineer.

New Business:

Sign Ressler Revised Sewage Planning Module – Unavailable to sign due to delay.

Old Business:

Stormwater Ordinance Revisions – Jim reviewed the changes that he and Chad discussed and agreed upon after the last workshop discussion on the Stormwater Ordinance. In Section 301 Exemptions: E.4. he suggested adding "and for calculation of a Stormwater Exemption". Under E. 5. change to "The following notes are placed together on the sketch for a zoning permit application and the owner and/or developer shall comply with section (a) through (g) below". Under E. 5 e. it should read "Board of Supervisors" not County Planning Commission. It was noted that E. 4. has confusing language and should be rewritten and added to that should be "any stormwater or drainage plan needs to follow (a) through (g). Jim will revise the language and consult with Chad for his opinion.

Open Discussion:

Meeting Cancellations – After discussion it was decided that the May 19th and the June 9th Planning Commission meetings will be canceled and the next meeting will be June 23rd at 6:30 pm.

Food Trucks – Jon noted that Selingsgrove Speedway is having food trucks every Thursday at the track and that the Township no longer has oversight on transient merchants.

Village at Penns Creek Update – Jim shared that the Stormwater Agreement with the Village at Penns Creek has a provision that if the Developer is out of business that the HOA and the homeowners in the development are responsible for the upkeep of the stormwater facilities. It also follows the ownership chain if the homes are sold because it is part of their deed and cannot be removed. He also noted that the HOA is responsible for stormwater reports.

PennDOT Meeting with Supervisors – Jim said that the Board of Supervisors have a meeting with PennDOT regarding construction of a roundabout at the intersection of Salem, University and Rte. 522 on May 21st at 4 pm

at the Township building. He suggested that members of the Planning Commission try to attend. He also shared that the draft agreement that PennDOT sent for review requires that the Township be responsible for lighting, landscaping and painting the markings.

FYI:

- Village at Penns Creek Land Dev. & Subdivision, filed 11.15.24, due 8.11.25
- Selinsgrove Ford Land Dev., filed 3.21.25, due 6.19.25

Adjournment – On motion by Isaac Ramer Jr., and seconded by Dan Kuruna, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 7:42 p.m.

Respectfully submitted,
Julie Hartley, Township Manager