

PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
June 23, 2025

Members present included: Brian Wentzel via phone until 7:02 pm then present, Dan Kuruna, Jon Payne, Chris Fetter, Marvin Weaver, Isaac Ramer Jr. and Alt. Paul Long

Members Excused: Laura Fellencer

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate, Colin Rice, Matthew Cravitz, Kelly Herman, Terry Herman, Damien Zimmerman, Jeremy Soper, Matt Hackenburg, Darren Loss, Jason Kline, Gene Kreamer, Craig Soper, Ben Burns, Joe Gonya, Shawn Sassaman, Cory Naugle, Benjamin Spickler, Emerson Spickler, Charles Axtman and Jeremy Hummel.

The meeting was called to order by Vice Chairman Dan Kuruna at 6:30 pm.

Minutes:

On motion by Isaac Ramer Jr. and seconded by Chris Fetter and carried on a 6-0 vote, the minutes of the May 12, 2025 Planning Commission meeting were approved as presented.

Persons to be Heard:

Matt Cravitz, Selinsgrove Fair Association, Questions on Variance – Matt explained that the Fair Association would like to place a principal solar array on their adjacent land that contains class one and two soils which would require a zoning variance. The field would be approximately thirty acres within the one hundred- and eight-acre parcel. Jim noted that the Planning Commission is an advisory board and that the decision would be made by the Zoning Hearing Board. Jim said that the variance would be needed for the soil type but that there are many other regulations that would need to be followed to allow a principal solar energy system. Jim asked what the hardship claim would be for the variance. Matt answered that they intend to claim a financial hardship and that no other land is available to them without class one or two soils to place panels. Jim asked if there is a deadline with the company and Matt said there is not but Jeremy Soper noted that solar grants may not be available in the near future. Matt would like to bring the solar company for the project to the next Planning Commission meeting on July 28th. Jon mentioned that land disturbance is a concern and Matt answered that according to the contract it would be returned to original condition when decommissioned.

On motion by Dan Kuruna and seconded by Brian Wentzel and carried on a 6-0 vote, the matter will be tabled until the July 28th Planning Commission meeting when new drawings to scale with elevations are presented.

Shawn Sassaman, Selinsgrove Ford Sketch Plan, Service Bay Extension – Shawn presented a sketch plan for a small addition of seven hundred and forty-two feet squaring up the building at the service bays. Since it is a renovation, he would like to keep the floor elevations at their current level. This project is in AE flood zone but not in the floodway. Under the Flood Plain Ordinance, section 702, A through G must be followed for improvements to existing structures. Jim explained that they will need to prove that the addition does not raise the base flood elevation by more than one foot.

Larson Design, Selinsgrove Ford Collision/Body Shop Land Development – All comments from the township engineer and the Snyder County Planning Commission have been addressed. The building was repositioned since the first design and is out of the floodway and meets the set-back requirements. Jim noted that a Developer's Agreement and financial security needs to be posted by either a letter of credit or a bond. Jim said a flood plain permit will be needed before a zoning permit or building permit will be issued. Certificates and comments will need to be placed on the cover sheet.

On motion by Jon Payne, seconded by Brian Wentzel and carried on a 6-0 vote, to recommend the approval of the Selinsgrove Ford Collision Shop Land Development with the following conditions:

- 1) Supply a Developer's Agreement and have it reviewed favorably by the Solicitor**
- 2) A draft letter of credit or bond for review by the Solicitor**
- 3) Snyder County Planning Commission's comments on the cover sheet**
- 4) Certificate approved and signed on cover sheet**
- 5) Flood Plain Permit from Township**

Joe Gonya, Burlew Add-On Subdivision – Joe presented an add-on subdivision on the Burlew property of two acres from Gene and John Klingler so that the Burlew property would have enough acreage to have horses. After the addition of the two acres the parcel would be 3.01 acres. Jim noted that a lot of over two and a half acres in

the Agricultural Conservation zone requires a Conditional Use hearing. The last subdivision that was done from the parent tract was in 1979 which means that those lots were grandfathered because there was no zoning at that time in Penn Township. Joe will check with their client as to how to proceed.

Gene Kreamer, Henry Chiarkas Conditional Use – Gene stated that Henry Chiarkas is looking to build another storage unit on his property which is an expansion of an existing non-conforming use. The current use of storage units is a grandfathered non-conforming use. The dimensions of the new unit will be forty-five feet by ninety feet with six bays at fifteen foot wide each. The project would have no impact on water or sewage and very little increase in traffic. Isaac asked about stormwater impact and Gene said that there is a gentle swale along the side of the property and that the original stormwater was for all the storage buildings as well as this expansion. The additional impervious will be 4,050 square feet and the impervious surface and the additional impervious coverage is an extension of the non-conformity.

On motion by Brian Wentzel, seconded by Jon Payne, and carried on a 5-0 vote with Isaac Ramer Jr. abstaining, to recommend the Supervisors to approve the conditional use with the following:

- 1) Allow expansion of building and any other non-conformities as long as it complies with all federal, state and local regulations**
- 2) Comply with all Subdivision/Land Development requirements**
- 3) Reviewed by the Township Engineer**
- 4) Calculations are provided for impervious surface and building coverage**

Charles Axtman, Sissy Boy Trucking – Charles asked if Sissy Boy Trucking would be permitted to park some of their trucks at the property at 555 Clifford Road before the Land Development is approved. Ben Spickler explained that currently most of the trucks are parked at the driver's homes which makes it difficult for inspectors from the Department of Agriculture. The conditional use for this property from 2020 was discussed as to what the allowed uses are. After discussion the decision to allow some of the trucks to park on the property was given to the Zoning Officer.

New Business:

Resignation of Alt. Member Tim Thomson – **On motion by Isaac Ramer Jr., seconded by Brian Wentzel, and carried on a 6-0 vote to accept the resignation of Tim Thomson as an alternate member.**

Terry & Kelly Herman, Waiver from Land Development – Kelly and Terry are requesting a waiver from Land Development as the sixty by eighty-foot pole building would be constructed on a parcel of one hundred and five acres, would not affect any sewer or water and is surrounded by farmed fields and animal pastures on all sides. The only structure near the pole building would be their home at 82 Herman Road.

On motion by Brian Wentzel, seconded by Jon Payne, and carried on a 5-0 vote with Isaac Ramer Jr. abstaining, to recommend the Supervisors grant the waiver from land development with the following conditions:

- 1) Township Engineer provides comments**
- 2) If any stormwater issues arise that they be corrected immediately**
- 3) Adjoining property owners be notified of the waiver from land development**

Old Business:

Stormwater Ordinance Revisions – Tabled

FYI:

- Selinsgrove Ford Land Dev., filed 3.21.25, due 8.6.25
- Burlew/Klingler Add-On Sub., filed 5.12.25, due 8.8.25
- Henry Chiarkas Cond. Use, filed 5.16.25, due 7.15.25, hearing 7.2.25 at 5:30 pm

Adjournment – On motion by Brian Wentzel, and seconded by Jon Payne, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 8:38 p.m.

Respectfully submitted,
Julie Hartley, Township Manager