

PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINGSGROVE
July 28, 2025

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

Members Excused: None

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate, Matt Hackenberg, Craig Soper, Jeremy Soper, Matt Keller, Matt Cravitz, Colin Rice, Scott Shambach and Darren Loss

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

Minutes:

On motion by Laura Fellencer and seconded by Chris Fetter and carried on a 5-0 vote with Dan Kuruna and Isaac Ramer Jr. abstaining, the minutes of the July 14, 2025 Planning Commission meeting were approved as presented.

Persons to be Heard:

Scott Shambach, Burlew Add-On Subdivision – Scott noted that there was some confusion on the zoning district of the Burlew subdivision and because it is RR (Rural Residential) and not AC (Agricultural Conservation) a lot size of over two and a half acres is allowed without a conditional use hearing. The subdivision plans were reviewed by the Township Engineer and the Snyder County Planning Commission and all comments have or will be addressed.

On motion by Jon Payne and seconded by Dan Kuruna and carried on a 7-0 vote to recommend approval to the Board of Supervisors of the Burlew/Klingler add-on subdivision provided the following conditions are met:

- 1) All certificates be fully executed**
- 2) The date the Snyder County Planning Commission received the plans**
- 3) The Snyder County Planning Commission file number be placed on the plans**

Scott Shambach, Zoning Change Request – Scott noted that Wayne Brouse would like a zoning change to some of the parcels that he owns so that he can construct some storage units. The parcels are 13-06-15, 15A, 057, 057A and 126. Presently the parcels are located in an R1 (Residential Low Density) zone and he would like to have it changed to a NC (Neighborhood Commercial) zone. If the changes would be made there would be no R1 in the area except for one lot. The house that is south of Wayne Brouse's primary residence would be removed to allow the construction of the storage units. Penn Avon campgrounds across Rte. 204 are currently zoned as NC. Jim noted that the County would need to review the changes and the Supervisors would have to hold a public hearing within sixty days of the application being filed. A fee would have to be paid by the applicant to cover advertising, mailings and a stenographer. After the mapping change the use would also require a Conditional Use Hearing. Jim said the next step in the process is to file an application and pay the filing fee.

Matt Cravitz, Selingsgrove Fair Board, Variance – Matt reviewed the elevations and soil types in the area that the Fair Board would like to have solar panels installed. The plans also showed the setbacks. The area consists of thirty-three acres with approximately twenty to twenty-five acres taken up by panels and equipment. A two-hundred-foot setback was shown at the corner where there is a residence. The panel placement still allows room for future parking expansion. The timeline for construction would be approximately one year. Jim explained that if a zoning variance is granted the project will need to have a conditional use hearing and then file a land development plan. Matt said that PPL has already supplied an interconnection agreement and access to the proper voltage lines is in place. Isaac asked if the dust from the track would be a problem for the panels and it was stated from the Fair Board that Solar Company said it would not be a problem. Jim said their next step is to file for a zoning variance. This use in the HC (Highway Commercial) zone would take up less space than most development of that zone and is a less permanent use.

New Business: None

Old Business:

Stormwater Ordinance Revisions – The exemption criteria chart was discussed regarding the added line to the chart.

Open Discussion – Jim stated that the Planning Commission needs to address AI (Artificial Intelligent) Data Centers. Dan said that there are already eighty-one centers in Pennsylvania. These centers can cause some water problems in small communities.

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 Jon Payne, and seconded by Laura Fellencer, and carried on a 7-0 vote, the Planning Commission meeting was adjourned at 7:26 p.m.

Respectfully submitted,
Julie Hartley, Township Manager