

PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
August 11, 2025

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

Members Excused: Alt. Paul Long

Also Present: Manager Julie Hartley and Solicitor Jim Bathgate

The meeting was called to order by Chairman Brian Wentzel at 6:25 pm.

Minutes:

On motion by Jon Payne and seconded by Isaac Ramer Jr. and carried on a 6-0 vote, the minutes of the July 28, 2025 Planning Commission meeting were approved as presented.

Persons to be Heard: None

Old Business:

Stormwater Ordinance Revisions – Jim noted that the Section 301 Exemptions is the last section of the Stormwater Ordinance that needs reviewed. Brian stated that the extra line recommended by the Township Engineer might cause a hardship due to the increased set-backs. Jim said that buildings built before the new stormwater ordinance will not be included in the square footage section of the chart. Jim suggested that maybe the language be revisited in the old ordinance and eliminate the chart if it causes confusion. Several options to revamping the exemption section of the stormwater ordinance were discussed. Examples will be drafted for the next meeting for discussion.

New Business:

Revisions to Noise Section of Solar Ordinance – Jim said some issues with the noise section of the principal solar energy system has become apparent. The applicant has to provide a pre-construction noise study only. It should change to a noise study after construction to show that it is within the allowed parameters. In order for the Municipality to enforce the noise levels it would need to have a study done by a certified technician with calibrated equipment. Jim shared that he believes the section of the ordinance on noise should state that if there is a complaint about the noise levels that the cost of the testing should be split unless the test results are above the acceptable levels then the developer should be liable for the full testing bill. Jim will draft some language regarding the invoice sharing of the noise level testing for the next meeting.

Artificial Intelligence Data Centers – Jim noted that sample ordinances and information on AI Data Centers are in the Planning Commission packets for their review. Jon shared that Montour County is fighting a data center because of the noise and the water usage. Jim asked the members to think about what zone or zones they would want to place these data centers. Dan noted that three of the four chips required to run the data centers require a lot of water to cool the facilities and in the cooling process a lot of the water is evaporated and not captured and reused. Jim asked that the group read over the material provided to prepare for the next meeting's discussions.

FYI:

- Sissy Boy Trucking Land Dev., filed 6.23.25, due 9.19.25

Adjournment – On motion by Jon Payne, and seconded by Chris Fetter, and carried on a 7-0 vote, the Planning Commission meeting was adjourned at 7:34 p.m.

Respectfully submitted,
Julie Hartley, Township Manager