

PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
September 22, 2025

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

Members Excused: Chris Fetter

Also Present: Manager Julie Hartley, Solicitor Jim Bathgate, Allen Hornberger, Pete DeWire and Tom Ferry

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

Minutes:

On motion by Jon Payne and seconded by Marvin Weaver and carried on a 5-0 vote, the minutes of the September 8, 2025 Planning Commission meeting were approved as presented.

Persons to be Heard:

Allen Hornberger, DEP Component 2 Module for John David & Melanie Martin – Allen explained that with the addition planned on the farmhouse at the Martin residence, DEP wanted a component two module done for their sewage. He reviewed the site map showing the existing sewage system location, the proposed extra sewage location and the required additional testing sites. He continued by noting that this type of module needs signed by the Planning Commission and then a resolution will need signed by the Board of Supervisors to satisfy the DEP requirements. **On motion by Jon Payne and seconded by Laura Fellencer and carried on a 6-0 vote, to have Julie Hartley sign the Planning Commission's section of the Martin's DEP component two module after review from the appropriate parties.**

Pete DeWire, PTMA Preliminary Plans for New Well Site – Pete noted that PTMA was working on getting a new well site since 2020 because the current well has been maxed out on its capacity of one hundred thousand gallons a day. Also, Selinsgrove Borough's contract with PTMA is expiring and the rates are expected to climb. In December of 2020 a study was conducted for potential well sites. Five sites were studied and this site was chosen as the most suitable. A test well was drilled in August of 2024 and a grant was received that year for six hundred thousand dollars to help defray the costs. The Board of Supervisors has approved the driveway placement and the stormwater facilities have been finished. Pete noted that he is seeking advice on the next steps toward approval for the 5.29-acre parcel subdivision. The well will be approximately four hundred feet from the existing water towers and will need to be fenced in. A small building will also need to be constructed at the new well site. Jim noted that according to the Zoning Ordinance in the Conservation Zone a Conditional Use Hearing will be needed for the alteration of a dimensional non-conformity and for allowing a public utility in this zone. Jim suggested that PTMA wait until the Township Engineer reviews the plans before proceeding with the next step. Pete said that PTMA would be willing to pay the engineer's review fees. **On motion by Brian Wentzel, and seconded by Dan Kuruna and carried on a 5-0 vote with Isaac Ramer Jr. abstaining to recommend to the Board of Supervisors that PTMA pay all the expenses related to the submission of the plans but that the regular fees be waived.**

New Business: None

Old Business:

Stormwater Ordinance Revisions – Tabled until Workshop Meeting

Revisions to Noise Section of Solar Ordinance – Jim informed the Planning Commission that comments can be given until November 5, 2025 on the revisions to the noise section of the PSES in the Zoning Ordinance.

AI Data Centers – Some discussion was held about the ambient noise generated by the AI Data Centers and the health effects as well as the decreased properties values.

FYI:

- Sissy Boy Trucking Land Dev., filed 6.23.25, due 12.18.25
- PTMA Well Site Subdivision/Land Development, filed 9.22.25, due 12.19.25

Adjournment – On motion by Jon Payne, and seconded by Dan Kuruna, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 7:22 p.m.

Respectfully submitted,
Julie Hartley, Township Manager