

PENN TOWNSHIP
PLANNING COMMISSION MINUTES
228 CLIFFORD ROAD, SELINSGROVE
September 8, 2025

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

Members Excused: Laura Fellencer

Also Present: Manager Julie Hartley and Solicitor Jim Bathgate

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 with Chris Fetter abstaining and carried on a 4-0 vote, the minutes of the August 25, 2025 Planning Commission meeting were approved as presented.

Persons to be Heard: None

New Business:

2026 Meeting Dates and Times – Discussion was held regarding the dates and start times of the 2026 Planning Commission meetings. After discussion the following motion was made: **On motion by Isaac Ramer Jr. and seconded by Jon Payne to accept the dates as presented but change the start time to 6 pm.**

Review Response from Cottontail Solar 6 – Jim reviewed the response to his letter to Cottontail Solar 6. They presented proof of the land development being filed at the courthouse and emailed “as built” plans. They also admitted that there is an ongoing sound violation and they are working on a permanent solution. They responded that their gates have a self-locking drop latch. Jim asked if the Planning Commission would like the gates and the vegetation plan reviewed by the Township Engineer and they responded positively. There was discussion about the vegetation and screening shrubs. Many shrubs have died and Cottontail Solar 6 said that these shrubs will be replaced on October 6, 2025.

Old Business:

Stormwater Ordinance Revisions – A final draft of the Stormwater Ordinance was given to the group to review before the next meeting. Julie asked if the appendix items listed should be included in ordinance. It was decided that the appendix and the references to it should be removed.

Revisions to Noise Section of Solar Ordinance – The changes to portions of the Principal Solar Energy System section of the Zoning Ordinance that address noise levels was discussed. After discussion the following motion was made: **On motion by Jon Payne and seconded by Isaac Ramer Jr. and carried by a 6-0 vote to recommend to the Supervisors that they add the noise amendment to the current Zoning Ordinance.**

AI Data Centers – Tabled

FYI:

- Sissy Boy Trucking Land Dev., filed 6.23.25, due 12.18.25

Adjournment – **On motion by Jon Payne, and seconded by Marvin Weaver, and carried on a 6-0 vote, the Planning Commission meeting was adjourned at 7:32 p.m.**

Respectfully submitted,
Julie Hartley, Township Manager