

Penn Township Zoning Hearing Board

Minutes of 5/8/25

Luke Tharp Hearing

The Penn Township Zoning Hearing Board (ZHB) met on Thursday, May 8, 2025 at 7:00 p.m. in the Municipal Building to hold a hearing for Luke Tharp. A list of visitors attending is on file in the Township Office. The meeting was recorded to aid in the preparation of the minutes.

Present:

Brian Foster

Larry Watts

David Clark

Julie Mackey - Alternate

Chairman Foster announced that Luke Tharp is requesting a variance of Section 503, Accessory Uses and Structures.

Luke Tharp, Jennifer Blouch (Secretary), Chris McDermott (Zoning Officer), and Randy Mladenoff were sworn in.

Recognition of Visitors

No one wished to speak.

Solicitor Dennis Shatto asked Jennifer Blouch if the hearing was advertised, if the property was posted, and if the surrounding neighbors were notified. Ms. Blouch answered yes.

Mr. Tharp offered that he would like to build a 50x70 foot pole building. Mr. Foster mentioned that the plan meets all of the setback requirements.

Mr. Foster asked what the purpose of the building would be. Mr. Tharp replied that it is for personal equipment.

Mr. Foster asked when Mr. Tharp plans to build a house on the property. Mr. Tharp answered that they plan to build their home on the property 2 to 4 years after their kids graduate college.

Mr. Shatto asked what the building would be made of. Mr. Tharp answered it will be constructed of metal.

Mr. Shatto asked what he plans to store. Mr. Tharp answered that he plans to store enclosed trailers and tractors.

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Mr. Shatto asked about the size of the lot. Mr. Tharp answered 11.6 acres.

Mr. Shatto asked if the property slopes. Mr. Tharp answered that there is a gradual slope and they plan to build at the top. It slopes from front to rear.

Mr. Shatto asked if the lot has a panhandle. Mr. Tharp answered yes.

Mr. Shatto asked how wide the right-of-way onto the property is.

Mr. Mladenoff commented that the right-of-way is on his property and is approximately 11 feet wide.

Mr. Foster asked if the building would be behind the future house. Mr. Tharp answered yes.

The board recessed at 7:10pm and reconvened at 7:24pm.

Upon a Watts/Clark motion, the Zoning Hearing Board voted unanimously to grant the variance of Section 503, with the condition of no commercial use.

Minutes

Upon a Watts/Clark motion, the Zoning Hearing Board voted unanimously to accept the minutes of January 9, 2025 with the correction of Mr. Foster's name.

Mr. Foster thanked Helen Klinepeter for her years of service on the Zoning Hearing Board.

Old Business

None

New Business

None

Amendment to the Agenda

None

Adjournment: Upon a Clark/Watts motion, the Zoning Hearing Board voted unanimously to adjourn the meeting at 7:41pm.

Respectfully submitted,
Jennifer Blouch
Secretary