

PENN TOWNSHIP PLANNING COMMISSION

MINUTES OF June 16, 2025

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The Penn Township Planning Commission (PTPC) met on June 16, 2025 at 6:00 p.m. in the Municipal Building. PTPC members present were Forrest Woodward, Art Dalla Piazza, Robin Bahrenburg, Jessica Bryington, and Marcia Cavanaugh. Others present were Helen Klinepeter (Asst. Secretary), Jennifer Blouch (Secretary), and Ted Brillhart (Engineer).

Training

Miscellaneous discussion on Forest Conservation and Agricultural.

Workshop

The Workshop started at 6:30 p.m. Mr. Dalla Piazza changed the fines and the definition of nuisance in the proposed **nuisance ordinance**. Mr. Dalla Piazza commented that all of the wording pertaining to abandoned vehicles was taken directly from the state, except for exemptions. He added vehicles and equipment adequately screened from public and adjacent property views that are not junk vehicles that create a nuisance. He defined garbage, junk, and junk vehicles. He added leaking or damaged oil can or gas tanks. The workshop was closed upon a Woodward/Cavanaugh motion at 7:00 p.m.

The meeting opened at 7:01 p.m.

Visitors

Brad Dipaolo is interested in building business rentals with apartments on top. He asked if we allow residential use in Mixed Use Commercial Zones. Mr. Woodward answered that we do not. Mr. Dipaolo would like to change his properties at 1453, 1455, and 1457 State Road from Commercial to R-2. He will notify us if he has a change request for 1464 State Road.

Subdivision/Land Development

Paul Schweiger Subdivision Plan – Adam Moyer requested a waiver of 309.a(b) and presented a completed non-conformance form. He asked what action he needed to take pertaining to sewage. Mr. Dalla Piazza answered that he didn't need to do anything as a straight lot addition. The engineer stated that there should be a non-building waiver form completed for the lot addition. The changes made to the easements and right-of-ways on the plans were discussed. Mr. Dalla Piazza asked if there is a water supply on the mountain side for the cabin. Mr. Moyer answered no. The FEMA map number was added. The language was changed in #12. The signature block was changed. The deeds need to be drafted. The Steep Slope overlay needs to be shaded on the map. Mr. Dalla Piazza asked if they wanted to change the zone of the property to Forest Conservation. Mr. Moyer will ask Mr. Schweiger. Upon a Dalla

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Piazza/Bahrenburg motion, the PTPC voted by majority to grant waiver 309.a(b) with noted conditions to be completed. Mr. Woodward abstained. Upon a Bahrenburg/Cavanaugh motion, the PTPC voted by majority to send the subdivision plan to the Supervisors with noted conditions to be completed. Mr. Woodward abstained.

Minutes

Upon a Woodward/Cavanaugh motion, the PTPC voted unanimously to accept the March 17, 2025 minutes.

Upon a Bahrenburg/Cavanaugh motion, the PTPC voted unanimously to accept the April 21, 2025 minutes with the correction of visitors and the font.

Upon a Woodward/Dalla Piazza motion, the PTPC voted unanimously to accept the May 19, 2025 minutes with corrections.

Correspondence

Farhat: Letter from Supervisors to Planning Commission about Land Development was presented.

Old Business

SALDO - Upon a Woodward/Cavanaugh motion, the PTPC voted unanimously to send the SALDO to the county for comments. A public meeting will be held August 18, 2025 at 6pm for feedback on the SALDO.

Driveway Ordinance - The Planning Commission will review.

New business

Fireworks - Application fee changed to \$250. Upon a Cavanaugh/Bahrenburg motion, the PTPC voted unanimously to send the proposed Display Fireworks Ordinance to the Supervisors. Mr. Woodward abstained. Ordinance will be added to the August 18th meeting.

Amendment to the Agenda – None

Adjournment – Upon a Woodward/Bahrenburg motion, the PTPC closed the meeting at 8:27 p.m.

Respectfully Submitted,

Jennifer Blouch
Recording Secretary