

PENN TOWNSHIP PLANNING COMMISSION

MINUTES OF July 21, 2025

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The Penn Township Planning Commission (PTPC) met on July 21, 2025 at 6:00 p.m. in the Municipal Building. PTPC members present were Art Dalla Piazza, Forrest Woodward, Robin Bahrenburg, Jessica Bryington, and Marcia Cavanaugh, and Meranda Harwood. Others present were Helen Klinepeter (Asst. Secretary), Jennifer Blouch (Secretary), and Ted Brillhart (Engineer).

Training

The board discussed accessory solar and intensive agriculture.

Workshop

The Workshop started at 6:30 p.m.

Zoning Map

The board discussed possible changes to the Zoning Map.

The board discussed the Nuisance Ordinance and will invite PTS Vice Chair Potteiger to the next PTPC meeting to discuss her recommendations.

The workshop was closed upon a Woodward/Cavanaugh motion at 7:00 p.m.

The meeting opened at 7:01 p.m.

Visitors

Zeke Clouser owns 218 Railroad Street. He wants to place a camper on the property for the previous owner to live in until the end of his life. Mr. Clouser would like to know what he is allowed to do. The assistant secretary informed Mr. Clouser that the Township only allows people to stay in campers for 14 days. The secretary informed Mr. Clouser that any dwelling would have to be UCC and Floodplain compliant.

Molly Heckard owns 19 Morgan Street and would like to operate an alternative health coach business there, and be able to see clients. The board discussed a zoning change from R-2 to Commercial. Upon a Bahrenburg/Cavanagh motion, the PTPC voted by majority to recommend the zoning change from R-2 to Commercial. Mr. Woodward abstained.

Subdivision/Land Development

Karns Solar Land Development Plan – Adam Moyer provided new plans with changes. Upon a Dalla Piazza/Cavanagh motion, the PTPC voted by majority to recommend approval of the Alteration of Requirements (AOR) for Section 306, *Preliminary Plat Procedure* of the Township Subdivision and Land Development Ordinance. Mr. Woodward abstained.

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Upon a Bahrenburg/Cavanagh motion, PTPC voted by majority to recommend approval of the **Karns Solar** Final Subdivision/Land Development Plan, contingent upon the following items being completed. Mr. Woodward abstained.

1. Wetlands Certification on Sheet 1 shall be signed.
2. SALDO 309.a.22 - The engineer's seal and signature and surveyor's seal and signature must be provided, and certification signed.
3. SALDO 502 – Financial Security/Bonding shall be provided for all proposed improvements required by the township.
4. SALDO 506.d(1.c) – Proof that driveway permits have been obtained from the township for the proposed access drive and the underground electric line crossing business campus way.
5. SWM 401. E&F – The SWM signature blocks must be signed by the landowner and design professional.
6. SWM 502.a – A stormwater operations and maintenance agreement must be provided between the landowner and Township regarding the continued maintenance of the SWM facilities.
7. PA One Call and Underground Utility Solar Easement on plan.

Sheetz - Mr. Dalla Piazza commented that he would like to see the E&S plan. The engineer commented that approval of the NPDES plan is approval of the E&S plan. The secretary will send the Municipal Notification of Planned Development For chapter 102 Permits form back to Sheetz to be corrected.

301 Schoolhouse/Schweiger Subdivision/Land Development - Engineer sent in Request for Planning Waiver & Non-Building Waiver Declaration, and final plan for signatures.

Minutes

Upon a Cavanaugh/Woodward motion, the PTPC voted unanimously to accept the June 16, 2025 minutes with corrections.

Correspondence

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Old Business

Driveway Ordinance - The Planning Commission will review.

SALDO - Mr. Dalla Piazza commented that the wrong version of the proposed ordinance was sent to the county, and we want to have the most up to date revised version for the August 18th meeting.

New Business

Zoning Map Change - The board discussed possible changes to the Zoning Map.

291 Sawmill Road - The engineer discussed the complaint against the property.

Amendment to the Agenda – None.

Adjournment – Upon a Bahrenburg/Cavanagh motion, the PTPC closed the meeting at 8:52 p.m.

Respectfully Submitted,

Jennifer Blouch
Recording Secretary