

PENN TOWNSHIP PLANNING COMMISSION

MINUTES OF September 15, 2025

Page 1 of 3

The Penn Township Planning Commission (PTPC) met on September 15, 2025 at 6:00 p.m. in the Municipal Building. PTPC members present were Forrest Woodward, Art Dalla Piazza, Robin Bahrenburg, Meranda Harwood, and Marcia Cavanagh. Others present were Jennifer Blouch (Secretary), Justin Hayman (Operations Coordinator), and Ted Brillhart (Engineer). A list of visitors attending is on file in the Township Office. Chairman Dalla Piazza convened the meeting with the Pledge of Allegiance and a moment of silence. The meeting was recorded to aid in the preparation of the minutes. The recording will be destroyed once the draft minutes are complete.

Workshop

The SALDO was discussed.

Upon a Woodward/Bahrenburg motion, the PTPC voted unanimously to close the workshop at 6:58pm.

The meeting opened at 7:00pm.

Visitors

Peifer Zoning Variance 57 Fisher - Joe Burget

Peifer Properties and Development is requesting a variance for 57 Fisher Street. Joe Burget commented that Peifer is requesting the smallest variance possible for the front setback. The required front setback for the R2 zone is 25 feet, and they would like to have a front setback of 20.05 feet, a variance of approximately 5 feet. Upon a Bahrenburg/Harwood motion, the PTPC voted by majority (Forrest Woodward abstained from voting) to recommend that the Supervisors do not need to attend the variance hearing.

Molly Heckard 19 Morgan Conditional Use

Mrs. Heckard is a Health and Wellness Coach and she would like to see customers at her property 19 Morgan Street. She has submitted a Conditional Use application. Upon a Harwood/Cavanagh motion, the PTPC voted by majority (Forrest Woodward abstained from voting) to recommend that the supervisors consider the following items for the Conditional Use Hearing.

1. The Applicant state the Conditional Use
2. The consideration of Conditional Use Requirements
3. ADA requirements
4. Parking availability

Subdivision/Land Development

Sheetz submitted new Land Development Plans.

PENN TOWNSHIP PLANNING COMMISSION
MINUTES OF September 15, 2025

Page 2 of 3

Upon a Bahrenburg/Cavanagh motion, the PTPC voted by majority (Forrest Woodward abstained from voting) to recommend the approval of the following waivers for Sheetz Land Development Plan:

1. Waiver of SALDO 306/307 - These sections establish the procedures and requirements for the preliminary plan submissions. The applicant has requested a waiver to allow the plan to be submitted as a final plan.
2. Waiver of SWM 303 – This section establishes volume control criteria within the township. The engineer suggests this be approved contingent on NPDES permit approval.
3. Waiver of SWM 305.B.1 – This section establishes the minimum freeboard requirements for emergency spillways.

Upon a Bahrenburg/Harwood motion, the PTPC voted by majority (Forrest Woodward abstained from voting) to recommend the conditional approval of the Sheetz Land Development Plan. The recommended conditions are as follows:

1. The Final lighting plan will be included on the Land Development Plan.
2. Evidence must be provided that the storage of all hazardous materials on site (fuel) has been approved by PA DEP or other applicable agencies.
3. A waste service Feasibility Report must be provided to verify that the existing well being connected to has the yield to meet the demand required for use.
4. The maximum permitted sound levels at the property line must be added to the plans. The decibel limits must be listed.
5. A note on the plan stating that there will be a post completion noise study done.
6. The Penn Township Operations and Maintenance agreement for Stormwater Management best Practices must be signed and recorded prior to plan approval.
7. Approved variances listed on Plan.
8. Township noise requirements referenced on Plan.
9. Financial Security shall be provided for all proposed improvement required by the township, this shall include E&S measures (silt sox, construction entrance, etc.), seeding, stabilization, landscaping, roadway access, engineering/inspection, and stormwater management facilities.
10. The Surveyors and Engineer's seals and signatures must be proved, and their respective certifications signed prior to Final Plan approval.
11. The landowner's certification of ownership statement must be signed and notarized prior to final plan approval.

PENN TOWNSHIP PLANNING COMMISSION
MINUTES OF September 15, 2025

Page 3 of 3

Minutes

Upon a Bahrenburg/Woodward motion, the PTPC voted unanimously to approve the July 21, 2025 minutes, and to approve the August 18, 2025 minutes with the correction of deleting Meranda Harwood as present.

Correspondence

None

Old Business

SALDO - The Chairman will prepare revisions to the SALDO.

Nuisance Ordinance - Julie Mackey asked if there were any plans to put anything about loud music in the nuisance ordinance. There was discussion about ways to add residential noise issues such as loud music into the nuisance ordinance. The secretary commented that she learned another municipality has a quality of life ordinance. They measure noise by seeing if it's possible to have a conversation comfortably on the road by the property line. Julie Mackey commented that another municipality has daytime noise level regulations. The police have told her that it's a township issue. The Operations Coordinator commented that in other municipalities where he has worked, the municipal police force handled those complaints.

New Business - None.

Amendment to the Agenda – None

Adjournment – Upon a Woodward/Harwood motion, the PTPC voted unanimously to adjourn the meeting at 8:52pm.

Respectfully Submitted,

Jennifer Blouch
Secretary