

PENN TOWNSHIP PLANNING COMMISSION MINUTES OF October 20, 2025

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The Penn Township Planning Commission (PTPC) met on October 20, 2025 at 6:00pm for a workshop. PTPC members present were Forrest Woodward, Art Dalla Piazza, Meranda Harwood, Marcia Cavanagh, and Jessica Bryington. Others present were Jennifer Blouch (Secretary), and Justin Hayman (Operations Coordinator).

Workshop

The SALDO was discussed. Under preliminary plot plan procedures, the County only needs 1 copy of the application and 1 copy of the preliminary plan.

Under 307.a.12.a the statement was removed about the permit being required in a flooding area, because it is in the floodplain ordinance.

The municipal authority right of way was changed from 15 to 30 feet.

All of the traffic study information was taken out and it will reference PennDOT.

Add a reference to Act 537 or reference distance requirements for connecting to public facilities, such as sewer and water.

Add when subdividing or developing, the developer shall either install such facilities or shall guarantee that adequate facilities supplying the average daily demand can be installed by the purchaser of the lot. The water supply shall be installed before a building permit is approved.

Mr. Woodward questioned who enforces land development in hazardous areas, such as ground or water pollution. Mr. Dalla Piazza replied that DEP would enforce it if there's proven contamination from surrounding properties.

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

Chairman Dalla Piazza convened the regular meeting at 7:00pm with the Pledge of Allegiance. The meeting was recorded to aid in the preparation of the minutes. The recording will be destroyed once the draft minutes are complete. A list of visitors attending is on file in the Township Office.

Visitors

Mr. & Mrs. Howard Urich have a 50+ acre parcel located at 305 Faculty Road and are interested in subdividing possibly 2 acres. Chairman Dalla Piazza advised them to have the Juniata Sewage Committee do a sewage investigation, to contact Penndot to make sure they have sight distance, have a survey done, and fill out a subdivision application.

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Minutes

Upon a Harwood/Cavanagh motion, the PTPC voted unanimously to approve the September 15, 2025 minutes as corrected with the addition of who abstained from motions, and removing mention of the conditional use application.

Correspondence

None

Old Business

Nuisance Ordinance - Trees will be added to the nuisance ordinance. "In support of farming" will be added, and the definition of normal agricultural operations will be updated. Mrs. Bryington commented that the farming exclusions should be in the body of the ordinance, and not in the whereas section. Or there could be a blurb added to say the whereas section is part of the ordinance.

Section 2.a. should be changed from in excess of 14 days to in excess of 30 days. Snow removal will be removed from section 2, F4.

Section 3.b. Instead of commencing within 30 days, it should be 60 days.

New Business - None.

Amendment to the Agenda – None

Adjournment – Upon a Woodward/Cavanagh motion, the PTPC voted unanimously to adjourn the meeting at 8:24pm.

Respectfully Submitted,

Jennifer Blouch
Secretary