

**PENN TOWNSHIP PLANNING COMMISSION
MINUTES OF November 17, 2025**

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The Penn Township Planning Commission (PTPC) met on November 17, 2025 at 6:00pm for a workshop. PTPC members present were Forrest Woodward, Art Dalla Piazza, Robin Bahrenburg, Meranda Harwood, Marcia Cavanagh, and alternate Jessica Bryington. Others present were Ted Brilhart (Engineer), Jennifer Blouch (Secretary), and Justin Hayman (Operations Coordinator).

Workshop

Mr. Dalla Piazza proposed amendments to the zoning ordinance, and to reformat. Discussion on whether or not to amend or completely redo and rescind the previous zoning ordinance. Discussion on takeover of roads. Section 310 of SALDO was reviewed. The typo "no obligated" in the 2nd paragraph will be corrected to "not obligated". In the same section "digital files of the As-Built-Plan shall be provided to the Township in PDF format file" will be added.

Upon a Bahrenburg/Woodward motion, the PTPC voted unanimously to close the workshop at 6:57pm.

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

Backdraft Excavating 1408 State Road - Joe Burget presented the Conditional Use application for 1408 State Road. Shade Reidlinger would like to use the property for construction and landscaping activities. He wants to have construction equipment parked there. He would like to have an office and deliveries made at the location. Mr. Burget stated that Haldeman Supply had an approved Land Development Plan and that Mr. Reidlinger would like to finish the Land Development. Mr. Dalla Piazza stated that they would need to close off the rest of the access to 11/15 other than the driveway. He asked if they are proposing a solid fence. Mr. Burget answered yes. Mr. Woodward asked why there are 2 grinder pumps. Mr. Reidlinger answered that there used to be 2 lots, and 1 grinder pump goes to the house, and 1 goes to the current shop building. No one currently lives in the house. Mr. Dalla Piazza stated that the shed was to be moved per the land development plan. Mr. Reidlinger stated that he plans to demolish the shed. Mr. Dalla Piazza would like to see an O&M plan. Mr. Dalla Piazza asked if they would be coming in with another land development plan once the use is approved. Mr. Reidlinger stated the original LD plan was from 2014. The secretary stated it would no longer be valid. Mrs. Bryington asked what materials he would be storing other than salt and mulch? Mr. Reidlinger answered stone and top soil. Mr. Dalla Piazza asked if he would be storing diesel. Mr. Reidlinger answered that there is a 100 gallon transfer tank on a skid. Mr. Dalla Piazza stated that there would need to be a designated area for storage of flammable materials. Mr. Burget stated that they will show it on the land development plan. The secretary asked if both

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grinder pumps are operational. Mr. Reidlinger stated that he only pays for one and doesn't know if the one to the shop is operational. He is working with the PTMA on it.

Upon a Harwood/Cavanagh motion, the PTPC voted by majority to recommend that the supervisors approve the conditional use with a condition being that a land development plan needs to be completed. Forest Woodward abstained due to being a township supervisor.

Minutes

Upon a Cavanagh/Woodward motion, the PTPC voted unanimously to approve the October 20, 2025 minutes with the corrections of moving "a list of visitors" to the 7pm meeting part of the minutes, and the addition of the address for the Urichs.

Correspondence

None

Old Business

SALDO - Mr. Dalla Piazza would like to add a reference to the ACT 537 plan, where we are referencing distance requirements to public facilities. Mr. Dalla Piazza would like the final version to have the last page to start at "duly ordained and enacted". Upon a Bahrenburg/Cavanagh motion, the PTPC voted unanimously to send the final draft of the SALDO to the supervisors.

Nuisance - Upon a Woodward/Bahrenburg motion, the PTPC voted unanimously to send the Nuisance, and the Display Fireworks ordinances to the Supervisors.

New Business

Appointments - Jessica Bryington would like to be a voting member, and Marcia Cavanagh does not wish to be appointed to another term. Robin Bahrenburg does wish to be reappointed. Upon a Woodward/Harwood motion, the PTPC voted unanimously to make a recommendation to the supervisors to appoint Jessica Bryington and Robin Bahrenburg to 4 year terms.

Amendment to the Agenda – None.

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

Respectfully Submitted,

Jennifer Blouch
Secretary