

PENN TOWNSHIP PLANNING COMMISSION

MINUTES OF January 19, 2026

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The Penn Township Planning Commission (PTPC) met on January 19, 2026, at 6:00pm for a workshop. PTPC members present were Forrest Woodward, Art Dalla Piazza, Robin Bahrenburg, Meranda Harwood, and Jessica Bryington. Others present were Ted Brillhart (Engineer), Jennifer Blouch (Secretary), and Justin Hayman (Operations Coordinator).

Workshop - Zoning Amendments

The Planning Commission worked on the zoning amendments. Forrest Woodward stated that the current issue of wells going dry in the area should be taken into consideration when changing minimum lot sizes. Notable changes made were increasing the minimum lot sizes and setbacks for Forest Conservation, Agricultural, R-1, and R-2, removing decreased lot sizes for public sewer only, with reduced lot sizes for agricultural, R-1 and R-2 only if you have both public water and public water sewer, and adding a condition for front yard accessory structures.

Forest Conservation - Minimum lot area - 5 acres, with a 10 acre minimum for lots containing steep slopes. Setbacks of 75F/30S/75R.

Agricultural - Minimum lot area for on-lot sewage disposal system - 2 acres, reduced to 1 acre if you have public sewer and water. 250ft wide. Setbacks of 35F/20S/50R.

R-1 - Minimum lot area for on-lot sewage disposal system - 2 acres, 250ft wide, with setbacks of 35F/20S/50R, reduced to 35k sq ft if you have public sewer and water, 100ft wide, with setbacks of 25F/15S/25R, and 25% impervious.

R-2 - Only changes are minimum lot size reduction of 25,000 sq ft only if you have both public water and sewer, with 100 feet width.

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.

Appointments

Chairman - Upon a Harwood/Bahrenburg motion, the PTPC voted unanimously to appoint Art Dalla Piazza Chairman.

Vice Chairman - Upon a Harwood/Bryington motion, the PTPC voted unanimously to appoint Forrest Woodward Vice Chairman.

Secretary - Upon a Harwood/Bryington motion, the PTPC voted unanimously to appoint Robin Bahrenburg Secretary.

Visitors

No one wished to speak.

33 Valley/Pritchard - Ted Brillhart stated that similar variances have been granted for the setbacks in the same neighborhood, so it wouldn't change the character of the neighborhood, but that the impervious surface is a concern because of stormwater runoff. Upon a Dalla Piazza/Bahrenburgh motion, the PTPC voted by majority to recommend that the supervisors

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be a party to the hearing, and that they voice the opinion that the area of impervious surface must be reduced as a condition of the deck's approval. Forrest Woodward abstained due to being a supervisor.

Minutes

Upon a Bryington/Woodward motion, the PTPC voted unanimously to approve the November 17, 2025 minutes as corrected, the correction being the removal of the word board.

Correspondence

The secretary presented a memo stating that Jessica Bryington and Robin Bahrenburg have been appointed to 4 year terms.

Old Business

None.

New Business

Zoning Amendments - See workshop.

Upon a Dalla Piazza/Woodward motion, the PTPC voted unanimously to send a memo to the Zoning Hearing Board, the Zoning Officer, and the SEO to ask them for comments on the zoning ordinance.

Amendment to the Agenda – None.

Adjournment – Upon a Bahrenburg/Bryington motion, the PTPC voted unanimously to adjourn the meeting at 8:20pm.

Respectfully Submitted,

Jennifer Blouch
Secretary