

PENN TOWNSHIP PLANNING COMMISSION

MINUTES OF February 16, 2026

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The Penn Township Planning Commission (PTPC) met on February 16, 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.

In section 202, in the definition of access drive, the term open space will be changed to access. There was discussion on whether or not access drive is a proper term, and whether or not an access drive is a driveway.

There are 2 definitions on agricultural operations. The second, shorter definition will be removed.

Under agricultural erosion, chapter 102 will be replaced with 25 PA Code Chapter 102.

The definition of alteration will be changed to match the UCC definition.

There was discussion on apartments, detached buildings, and semi-detached buildings.

Mr. Dalla Piazza is working on adding special exemptions. There was discussion on whether a special exemption would be approved by the ZHB or the PTS.

A building height restriction with the same regulations as Rye Township will be added.

Meeting

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

Summit Locations - 2031 State Road Conditional Use Application - Applicant is proposing a 12x24ft off premise sign, with no illumination and no lights projected onto it. Applicant is aware that they will need a variance because the sign does not meet the 200ft setback from a commercial building. Upon a Dalla Piazza/Harwood motion, the PTPC voted by majority to recommend that the supervisors approve the conditional use with the conditions being that the applicant applies for a variance for the setback, that they apply to the State, and that they not be allowed to advertise for the Cove Barn. Forrest Woodward abstained due to being a supervisor.

33 Valley/Pritchard - Per his variance hearing, Mr. Pritchard was told to see the township engineer to figure out a way to reduce the impervious area of his driveway. There was discussion on the original state of the driveway and whether it would be grandfathered. There was discussion on pervious options. Mr. Pritchard will apply for a driveway permit showing the proposed changes, and the secretary will forward it to the engineer.

Minutes

Upon a Bahrenburg/Woodward motion, the PTPC voted unanimously to approve the January 19, 2026 minutes.

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Correspondence

None.

Old Business

None.

New Business

Data Centers: The commission discussed the need for an ordinance regulating data centers. The secretary will discuss the idea of a workshop about data centers with the PTS.

Amendment to the Agenda – None.

Adjournment – Upon a Woodward/Bahrenburg motion, the PTPC voted unanimously to adjourn the meeting at 8:34pm.

Respectfully Submitted,

Jennifer Blouch
Secretary