

Penn Township Zoning Hearing Board

Minutes of 4/9/26

The Penn Township Zoning Hearing Board (ZHB) met on Thursday, April 9, 2026, at 7:00 p.m. in the Municipal Building to conduct a Variance Hearing for 2031 State Road. A list of visitors attending is on file in the Township Office.

Present:

Brian Foster - Chairman
Julie Mackey - Vice-Chairman
Larry Watts – Board Member

Also Present:

Jennifer Blouch - Secretary
Justin Hayman - Operations Coordinator
Truman Heberlig - Zoning Officer
Rachel James - Solicitor

The Applicant submitted an application requesting variance relief from Article 15, Section 1501(4)(m) of the Penn Township Zoning Ordinance, which requires off-premises signs to be located at least 200 feet from any commercial or residential unit. The Applicant proposes an off-premises sign approximately 108.5 feet from an existing commercial structure on the property. The proposed location complies with the residential setback requirement.

Applicant Testimony

Lauran Bunting appeared on behalf of Summit Locations, LLC.

- The property layout, existing commercial development, and nearby residential uses were reviewed before selecting the proposed sign location. The proposed billboard location was selected after review of the property layout, existing commercial development, nearby residential uses, and applicable Penn Township Ordinance requirements.
- Due to the physical configuration of the parcel, no feasible location exists that would meet both the 200-foot commercial and residential spacing requirements simultaneously.
- The proposed location maintains compliance with residential setbacks; the variance pertains only to the commercial structure.
- The sign would be 108.5 feet from the commercial structure, requiring 91.5 feet of variance relief.
- The billboard would not contain flashing or animated digital features, and the Applicant agreed to reasonable lighting limitations.
- The hardship arises from the property's physical layout, not from any action of the Applicant.

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Public Testimony – Adam Pavusik

Adam Pavusik, owner of the neighboring property at 637 Schoolhouse Road, appeared and testified. He did not object to the variance request. He requested that no LED, flashing, animated, or digital lighting be permitted on the billboard. The applicant agreed to this condition.

Board Discussion

Chairman Foster asked the applicant if the property owner gave permission for the billboard. Ms. Bunting replied in the affirmative.

Vice-Chairman Mackey asked the applicant how the situation is creating a hardship. Ms. Bunting stated that the unique layout of the property is the hardship.

Board Decision

Upon a Watts/Mackey motion, the Board granted the variance request to allow an off-premises sign 108.5 feet from an existing commercial structure, subject to the following condition: The billboard shall not contain any LED, digital, animated, flashing, scrolling, or electronically changing display or lighting features.

The Applicant must obtain all other required permits and approvals prior to installation.

The hearing was adjourned at 7:47pm.

Minutes

Upon a Mackey/Watts motion, the Zoning Hearing Board voted unanimously to approve the minutes from 2/12/26, with the correction removing the reference to Larry Watts as Secretary.

Adjournment

Upon a Watts/Mackey motion, the Zoning Hearing Board voted unanimously to adjourn at 7:50pm.

Respectfully submitted,
Jennifer Blouch
Secretary