

PENN TOWNSHIP PLANNING COMMISSION

Minutes of September 23, 2026

Page 1 of 2

The Penn Township Planning Commission (PTPC) met on September 23, 2026, at 6:00pm for a workshop. PTPC members present were Art Dalla Piazza, Forrest Woodward, and Jessica Bryington, and Meranda Harwood. Others present were Ted Brilhart (Engineer), Jennifer Blouch (Secretary), and Justin Hayman (Operations Coordinator).

Workshop

A list of visitors is on file with the Township office.

The Commission reviewed the Commercial Section of the Zoning Ordinance.

Changes made were to change building height to 35 feet, to change the lot size for on-lot sewage to 2 acres, and to make the rear setback 25 feet with public sewer and water. Eliminate section with public sewage only. Community activities, churches, and agricultural sale of farm products will be moved to permitted. Vehicle washes will be taken out of permitted.

Definition of 'community building' needs established.

In section 1613, home businesses, add exemption for commercial property.

Meeting

Chairman Dalla Piazza convened the regular meeting at 7:00pm with the Pledge of Allegiance. A list of visitors attending is on file in the Township Office.

Visitors

Serafin Garcia, 0 Inn Road, would like to know what he can do with his approximately 5 acre property that is in the commercial zone and is a registered wetland. He talked to DEP and knows that he can't put up any structures. He asked if he could put up a treehouse. Mr. Dalla Piazza answered yes. The secretary will look into building code requirements for treehouses, related to elevation. The secretary mentioned that perhaps the property should be switched from commercial to forest conservation.

Joanne Reed, 19 Rupp Road, applied for a zoning variance to have 2 dwellings on a single lot.

Mr. Dalla Piazza asked if it would be a permanent dwelling and if the resident would be a relative. Mrs. Reed answered yes. Mr. Dalla Piazza asked what the future use of the dwelling would be if the relative was no longer living there. Ms. Reed answered that she would remove the building.

Well placement was discussed.

Upon a Bryington/Harwood motion, the PTPC voted by majority to recommend the supervisors be a party to the hearing to consider the future use of the structure, and to ensure variance is only based upon proposed use. Forrest Woodward abstained from voting due to his role as a supervisor.

Ronald and Yolanda Garlinger, 102 Butchershop, applied for an appeal/variance to build a single family dwelling on an approximately 5 acre lot. It was denied due to there already being 3 existing dwellings on the private right of way. Mrs. Garlinger commented that the zoning officer failed to cite a code in his denial letter. She commented that the SALDO is not applicable due to the lot being pre-existing.

Upon a Dalla Piazza/Bryington motion, the PTPC voted by majority to recommend the supervisors be a party to the hearing to ensure maintenance of the right of way, if approved. Forrest Woodward abstained from voting due to his role as a supervisor.

PENN TOWNSHIP PLANNING COMMISSION
Minutes of September 23, 2026

Page 2 of 2

Urich Subdivision Plan: Travis Leppard from Burget and Associates, is seeking conditional approval contingent upon satisfying county, engineer, and planning commission comments. Art Dalla Piazza commented that abandoned wells need to be sealed properly to prevent contamination and that it's not on the plan. Mr. Lepperd asked what would satisfy the requirement. He was instructed to contact the SEO about abandonment.

Upon a Harwood/Bryington motion, the PTPC voted by majority to recommend the supervisors approve the plan conditionally, contingent on the comments from the county, the engineer, and the planning commission, including the well abandonment. Forrest Woodward abstained from voting due to his role as a supervisor.

Minutes

Upon a Bryington/Woodward motion, the PTPC voted unanimously to approve the August 17, 2026, minutes.

Other Business

Zoning Ordinance: PTPC will continue the industrial and mixed use commerce sections at the next meeting.

Adjournment – Upon a Woodward/Harwood motion, the PTPC voted unanimously to adjourn the meeting at 8:38pm.

Respectfully Submitted,

Jennifer Blouch
Secretary