

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES – AMENDED MARCH 2, 2021**

DATE & TIME: January 5, 2021 7:00 PM

**ATTENDANCE:**

Members: Linda Brown, Chair,  
Fred Hammond, Secretary  
Cullen Ketchum, Member, via Zoom

Staff: Jennifer Brady, Penn Township  
Richard Landis, Board of Supervisors  
Mark Hiester, Penn Township, via Zoom  
Brent Lied, Becker Engineering, via Zoom

Others: Brad Steward, LCPC, via Zoom

Linda Brown called the meeting to order and led the Pledge of Allegiance at 7:00pm.

**Reorganization/Welcome New Members**

Jennifer Brady welcomed Cullen Ketchum to the Planning Commission as a full member.

Jennifer Brady asked for recommendations for Chair of the Planning Commission. After a brief discussion, Brown made a motion for recommendation to nominate Fred Hammond as Chair. Ketchum seconded the motion. The motion passed unanimously.

Jennifer Brady asked for a recommendation for Vice-Chair of the Planning Commission. After a brief discussion, Hammond made a motion for recommendation to nominate Linda Brown as Vice-Chair. Ketchum seconded the motion. The motion passed unanimously.

Jennifer Brady asked for a recommendation for Secretary of the Planning Commission. After a brief discussion, Brown made a motion for recommendation to nominate Cullen Ketchum. Hammond seconded the motion. The motion passed unanimously.

Hammond led the remainder of the meeting.

**Public Guest Recognition**

Hammond welcomed Richard Landis, Penn Township Board of Supervisors and Planning Commission liaison.

**Approval of Minutes – September 8, 2020**

Motion was made by Ketchum and seconded by Brown to approve the minutes of September 8, 2020. Motion passed unanimously.

**Discussion Items**

Jennifer Brady presented the Penn Township Zoning Ordinance (draft) to the Planning Commission and those present. The ultimate goal of the Zoning Task Force was to create an easier, more simplified ordinance. Amendments over the years have created a difficult ordinance to navigate.

The group discussed color change, zoning district name change, an expansion of the Quarry Zoning District, Industrial District, and a shift of the Mixed Use/Light Industrial.

The group discussed definition updates, the removal of form-based code from the Zoning Ordinance, and general routine items and which elected boards will hear them.

The group discussed some specific district regulations relating to Agricultural District, Farm Occupations/Farm Related Businesses, lot coverage increases, and Accessory Dwelling Units, as well as Traditional Neighborhood Development.

Several other items, such as RV/Campers were discussed and Minimum Habitable Floor Area were also discussed.

After some questions from the Lancaster County Planning Commission and others, the group concluded the discussion.

**Adjournment**

Motion was made by Brown and seconded by Ketchum to adjourn the meeting at approximately 7:21 p.m. Motion passed unanimously.

Respectfully Submitted, Jennifer Brady