

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES**

DATE & TIME: February 6, 2023 7:00 PM

**ATTENDANCE:**

Members: Fred Hammond, Chair  
Linda Brown  
Steve Engle, via Zoom  
Cullen Ketcham  
Skylar Gingrich

Others: Richard Landis, Supervisor  
Bill Swiernik, DMA  
Greg Kile, Baron Associates  
Amanda Groff, Harbor Eng.  
Trevor Eby, Baron Associates

Staff: Jennifer Tulonen, Penn Township Planner  
Brent Lied, Township Engineer

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

**Public Comment/Guest Recognition**

Hammond welcomed guests. Guests were applicants for the agenda items, and Richard Landis was present to represent the Board of Supervisors.

**Approval of Minutes – January 4, 2023**

After discussion, the Planning Commission approved the January 4, 2023 meeting minutes on a motion from Engle and a second from Brown. The motion passed unanimously.

**Discussion Items**

- **22-002: Penn Station Townhouses, *with waivers requested***

Amanda Groff with Harbor Engineering was present to discuss the resubmission for the Penn Station Townhouse project at the intersection of S. Oak and Fruitville Pike. The development is proposed to be a rental residential community.

Amanda spoke in detail on the project overview, subdividing the property into 4 lots. Lots 2-4 have no changes proposed, but lot 1 will be developed into 53 townhouse and duplex units. The community will be entirely rental. Each unit has allocated two parking spaces plus additional on-street parking, and garages. The pool/club house had additional parking allocated. The pool and club house will be for community members only, and is not being proposed to be open to the public.

Walking connection with the adjacent Stiegel Manor Apartments is still being thought-out as the owner of the adjacent property has a difficult schedule, conversations and site-meetings are still on-going. The pedestrian trail to Stiegel Manor is proposed open to the public, as will be throughout the proposed Penn Station development.

Groff talked through a few waivers including the waiver of curb and sidewalk along Fruitville Pike (applicant is constructing the pedestrian trail in-lieu of) and waiver of curb and sidewalk in sections of S. Oak where the road enters the floodplain. Utility poles are being relocated as part of this project.

The Planning Commission inquired about a lot with the driveway depicted strangely on one of the proposed subdivided single-family houses along Fruitville Pike. Groff explained that as part of this project, the applicant needed to obtain PennDOT HOP for those driveways on Fruitville Pike, and in its current state, the driveway was determined to be unsafe, therefore, a portion is being proposed to be removed. Staff lent some background from the 2019 subdivision plan regarding this specific home.

The Planning Commission thanked Amanda for her presentation.

**Decision Items**

- **22-008: 327 White Oak Rd. Land Development Plan for 16 Townhouses, *with waivers requested***

Bill Swiernik was present to discuss the resubmission and recommendation from Township Staff for conditional approval for the land development project of 16 townhouses at the intersection of Hamaker and White Oak Rd. The development is proposed to be a rental residential community.

Bill spoke in detail on the project overview, the project is proposed for 16 townhouses and is adjacent to the Baron's Ridge community. The townhouse community will be entirely rental. Each unit has allocated parking spaces plus garages. The development will be served by public water and public sewer.

The property is currently covered by a barn and house which will be removed. Part of the property is located in Rapho Township, and the Rapho Township Board of Supervisors did grant plan deferral for the project to be reviewed only in Penn Township as no improvements were proposed in Rapho Township. A small portion of property is being dedicated to the Township as part of this plan and additional right-of-way dedication is also occurring. A conservation easement will be executed for the portion of property covered by the Chiques Creek.

After some discussion, Ketcham made a motion to conditionally approve Penn Township File No. 22-008, 16 Townhouses at 327 White Oak Rd. with all waivers requested, conditioned on the applicant satisfying remaining conditions outlined in staffs' letters, as well as any additional comment or review issued by any agency. Gingrich seconded the motion. The motion passed unanimously.

The Planning Commission discussed upcoming meetings and events.

### **Adjournment**

Motion was made by Brown and seconded by Ketcham to adjourn the meeting at approximately 8:00 p.m. Motion passed unanimously.

Respectfully Submitted, Jennifer Tulonen