

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES**

DATE & TIME: January 07, 2025 7:00 PM

ATTENDANCE:

Members: Frederick Hammond
Cullen Ketcham
Adam Kowalczyk
Stephen Engle

Others: Josh Lounder, applicant
BJ Flora, applicant
Carrie Swarr, community member
Randy Eschbach, community member

Staff: Jennifer Tulonen, Penn Township Planner

Call to Order

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

Reorganization

Jennifer T. explained briefly the reorganization process and positions available.

On a vote from Ketcham and a second from Kowalczyk, the 2024 Planning Commission positions will carry into 2025, the vote was unanimous. The Planning Commission's officers are as follows:

Chair: Fred Hammond

Vice Chair: Skylar Gingrich

Secretary: Cullen Ketcham

Recording Secretary: Jennifer Tulonen

Chair Hammond led the remainder of the meeting.

Public Comment – Community member, Randy Eschbach, spoke to the Planning Commission regarding the proposed trail extension adjacent to/on his property in the Cedar Hollow Development. After the discussion, no action was taken by the Planning Commission but Mr. Eschbach was recommended to attend an upcoming Township's Board of Supervisor's meeting for further information and possible action for the concern.

Approval of Minutes – December 02, 2024 . On a motion from Ketcham and a second from Kowalczyk, the December 02, 2024 minutes were approved on a unanimous vote.

Decision Items

Waiver of Land Development: 286 Doe Run Road, Kreider Farms Milk Plant

Applicants for the project, BJ Flora and Josh Lounder, presented the plan to the Planning Commission. The project is a bottling/tank room addition on the rear of the existing building. The addition will be approximately 2,076 square feet and will be constructed over existing gravel. The project will not increase the impervious surface area for the property. The proposed addition is to provide efficiency and storage for the current operation. The proposed building will not increase employees, water usage, sewage flows, or truck traffic.

Ketcham made a motion to approve the Waiver of Land Development for 286 Doe Run Road, seconded by Engle. The motion passed unanimously.

Adjournment

The meeting was adjourned at 7:56 pm through a **motion** by Ketcham seconded by Kowalczyk, the motion passed unanimously.

Respectfully submitted, Jennifer Tulonen