

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES**

DATE & TIME: September 02, 2025 7:00 PM

ATTENDANCE:

Members:	Fred Hammond Cullen Ketcham Skylar Gingrich Steve Engle Carrie Swarr, Alternate	Others:	Brent Lied, Township Engineer Mark Hiester, Township Manager, Zoom Jason Best, Applicant Devin Learn, Applicant
Staff:	Jennifer Tulonen, Penn Township Planner		

Call to Order

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

Public Comment/Guest Recognition – Chair Hammond welcomed guests present. No other guests were present except for applicants for items on the agenda.

Approval of Minutes – On a motion from Ketcham and a second from Gingrich, the July 07, 2025 minutes were approved on a unanimous vote.

DISCUSSION ITEMS

DECISION ITEMS

24-008: Preliminary/Final Land Development Plan for 149 Doe Run Road, request for additional waivers: §22-612.4.A – Fee In Lieu of Dedication, and §22-702.14.A – Required Levels of Service

The applicant is proposing the preliminary Land Development plan for the property located at 149 Doe Run Road. The subject property currently in the Penn Township Mixed-Use (MU) Zoning District and about 21-acres. The current use of the site is cropped and agriculture. The proposal contains a portion of commercial of about 18k sq. ft. and a residential portion containing 72 apartments and 88 townhouse dwellings. All internal cartways and parking lots as well as the access points Doe Run Road and Stiegel Valley Road are proposed to be privately owned and maintained streets. Stormwater management facilities are proposed in several locations on the property. The property has been assigned a Tax ID number: 500-90256-0-0000.

Applicants, Devin Learn and Jason Best, presented the plan to the Planning Commission.

After the discussion for the waiver of §22-612.4.A – Fee In Lieu of Dedication, a motion by Ketcham was made:

I move that the Planning Commission make no recommendation to the Board of Supervisors on the request of 149 LB Development LLC for waivers from the requirements of the Township Subdivision and Land Development Ordinance set forth in the letter from Jason Best of ELA Group, Inc., dated August 29, 2025, relating to the Preliminary/Final Land Development Plan for Baron Run which changed the waivers previously requested and acted on at the July 7, 2025, meeting of the Planning Commission because (1) the letter was submitted less than one business day before the meeting of the Planning Commission which did not allow for review by the Township's staff or consultants, (2) the last meeting of the Board of Supervisor to act on the Plan is September 8, 2025; and (3) the developer should not expect that the Township staff and consultants will review Developer's submissions over a holiday weekend.

The motion was seconded by Engle; and passed unanimously.

After the discussion for the waiver of §22-702.14.A – Required Levels of Service, a motion by Ketcham was made:

I move to conditionally approval the waiver conditioned upon the applicant satisfying additional related items as subsequently raised by the Penn Township Traffic Engineer, Penn Township Solicitor, and/or PennDOT.

The motion was seconded by Gingrich; and passed unanimously.

After discussion on the plan approval process and next steps, a motion by Ketcham was made:

I move that the Planning Commission make no recommendation to the Board of Supervisors on the revisions to the Preliminary/Final Land Development Plan for Baron Run dated August 21, 2025, or August 29, 2025, and that the Planning Commission reaffirm that its recommendation was for conditional approval of the plan with a date of last revision of April 28, 2025, conditioned upon compliance with the letters from the Township Planner dated June 17, 2025; the Township Engineer dated June 6, 2025; the Township Traffic Engineer dated March 25, 2025; and the Township Solicitor dated June 7, 2025.

The motion was seconded by Engle; and passed unanimously.

Applicants for the project left for the remainder of the meeting.

OLD BUSINESS

Review of the Draft Manheim Central Comprehensive Plan

Jennifer T. previously shared a revised (final?) of the Manheim Central Comprehensive Plan for comments and review. Significant changes:

- Remove Village of Penryn from the Urban Growth Area
- Remove 53 acre parcel at Bucknoll Road from Urban Growth Area
- Remove 84 acre parcel at Power Road from Urban Growth Area

Changes to zoning districts or text amendments are not being considered as part of the comprehensive planning process. The changes noted are strictly amendments to the existing Urban Growth Area and to reconcile records across agencies.

Adjournment

The meeting was adjourned at 8:37 pm through a **motion** by Gingrich seconded by Engle, the motion passed unanimously.

Respectfully submitted, Jennifer Tulonen