

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES**

DATE & TIME: November 05, 2025 7:00 PM

ATTENDANCE:

Members: Fred Hammond
Skylar Gingrich
Cullen Ketcham

Others: Dwight Yoder, GKH
Tom Kifolo, Rohrer's Quarry
Travis Rohrer, Rohrer's Quarry

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 Gingrich and a second from Hammond, October 06, 2025 minutes were approved on a unanimous vote.

DISCUSSION ITEMS

There were no discussion items.

DECISION ITEMS

Zoning Text Amendment – 27-402.48, Modification of Setback for Mineral Extraction Operations in the Quarry Zoning District

Dwight Yoder, legal counsel for Rohrer's Quarry, presented the Zoning Text Amendment petition to the Planning Commission. The current address for the operations of Rohrer's Quarry is 70 Lititz Road, Lititz, PA 17543. The property and the quarry operations where the existing quarry facilitates its operations are zoned Quarry (Q).

Rohrer's Quarry, and agents for the applicant, are requesting a Zoning Text Amendment to allow for a modification of the existing setbacks for existing quarry operations in the Penn Township Zoning District, Quarry (Q) in order to maximize quarry operations. The current setback requirements are as follows: Penn Township Zoning Ordinance mimics PA DEP setback requirements of 300 feet, and further imposes a 100 foot setback for the quarrying pit from the property line, the request from the applicant is to reduce the 100 foot setback for the quarrying pit from the property line from 100 feet to 40 feet.

As provided within the applicant's petition, the Lancaster County Comprehensive Plan, Places2040, states a goal of: "managing and preserving quarrying as an essential industry that provides locally available raw materials—and plan for new and expanded operations in appropriate areas."

As part of this petition no areas are being requested for rezoning and no improvements are being proposed. Rohrer's Quarry expects to gain approximately 2.5 years from the setback reduction (as defined by the amount of stone to be quarried). Additional discussions are ongoing with the relocation/vacation of the existing Lititz Road, making the intersection safer.

On a motion from Ketcham and a second from Gingrich, the zoning text amendment was approved. The vote was unanimous. Applicants for the item left for the remainder of the meeting.

OLD BUSINESS

Manheim Central Comprehensive Plan

Jennifer T. previously shared the Manheim Central Comprehensive Plan (Public Review Draft) with the Planning Commission. After a brief discussion, a motion was made by Ketcham, seconded by Gingrich to recommend approval of the comprehensive plan to the Penn Township Board of Supervisors. The motion passed unanimously.

Adjournment

The meeting was adjourned at 8:03pm through a **motion** by Ketcham seconded by Gingrich, the motion passed unanimously.

Respectfully submitted, Jennifer Tulonen