

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES**

DATE & TIME: December 01, 2025 7:00 PM

ATTENDANCE:

Members:	Fred Hammond Carrie Swarr Adam Kowalczyk, Zoom	Others:	Tom Matteson, Diehm and Sons Elvin Groff, Groff and Sons Donovon Lefever, applicant
Staff:	Jennifer Tulonen, Penn Township Planner Brent Lied, Township Engineer		Travis Rohrer, applicant Amanda Groff, Harbor Engineering

**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** – The November 05, 2025 Planning Commission minutes were not approved due to lack of members present.

**DISCUSSION ITEMS**

There were no discussion items.

**DECISION ITEMS**

- **25-011: Preliminary/Final Land Development Plan Rohrer’s Quarry, Office Building, with waivers requested**

Tom Matteson with Diehm and Sons presented the plan to the Planning Commission. Matteson outlined the components of the land development plan. The applicant is proposing a new headquarters building for Rohrer’s Quarry at the intersection of Seago Sago and Green Acre Road. Matteson highlighted the stormwater management facilities which will be underground, and an NPDES permit is required due to the limit of disturbance. A sewage planning module is being processed due to the on-lot facilities and is currently at the county for review, Matteson expects the module to be completed and submitted to the Township shortly. Parking will be provided for employees and guests as well as landscaping for the site. Matteson additionally explained that a pending Zoning Hearing Board application is on file to be heard on December 10, 2025 for building height (exceeding height limit by about 2’). Matteson further explained the requested waivers and deferrals as recommended by staff, no additional questions or comments were received from the Planning Commission.

On a motion from Kowalczyk, and a second from Swarr, a recommendation to conditionally approve Plan No. 25-011 New Headquarters Building for Rohrer’s Quarry with waivers and deferrals as requested and noted, was approved. The vote was unanimous.

- **25-013: Preliminary/Final Land Development Plan for 285 Limerock for Cobblestone Landscaping, with waivers requested**

Amanda Groff with Harbor Engineering presented the plan to the Planning Commission. Groff outlined the aspects of the land development plan to the commission including waivers and deferrals as well as previous Zoning Hearing Board approvals which include lot area and parking lot access width for the proposed landscaping business. As part of the land development plan, the existing shared driveway will be limited to the dwelling only, and a second driveway will be limited to

Cobbleston Landscaping. The limit of disturbance does not exceed 1-acre so an NPDES permit is not required, however an E&S plan was submitted and approved by the LCCD. Groff further explained the waivers requested, as well as deferral as reviewed and recommended by staff. The Planning Commission had no additional questions or comments on the land development plan for Cobbleston Landscaping.

On a motion from Kowalczyk, and a second from Swarr, a recommendation to conditionally approve Plan No. 25-013 Land Development Plan for Cobblestone Landscaping with waivers and deferrals as requested and noted, was approved. The vote was unanimous.

## **DISCUSSION ITEMS**

### **OLD BUSINESS**

### **ADJOURNMENT**

On a motion from Swarr and a second from Kowalczyk, the Planning Commission adjourned at 7:27pm.

Respectfully submitted, Jennifer Tulonen