

PENN TOWNSHIP
REVISED PLANNING COMMISSION MINUTES

DATE & TIME: June 01, 2026 7:00 PM

ATTENDANCE:

Members:	Fred Hammond	Staff:	Jennifer Tulonen, Township Planner
	Skylar Gingrich		Casey Kerschner, Township Engineer
	Carrie Swarr	Others:	Seth Hiller
	Donna Shaw		Josh Lounder
	Cullen Ketcham, via zoom		Josh Boulton
	Heidi Moyer, alternate, via zoom		Chuck Hess

Call to Order

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

Public Comment/Guest Recognition – Applicants were recognized by Chair Hammond. No members of the public were in attendance. Hammond welcomed new alternate member, Heidi Moyer, to the Planning Commission.

Approval of Minutes – May 04, 2026. After review, a motion was made by Gingrich and seconded by Swarr to approve the prior meeting minutes. The vote was unanimous approval.

BRIEFING ITEMS

• **26-005: Preliminary/Final Land Development Plan for Timber Knoll, with waivers requested**

Pioneer Management, Josh Boulton and Chuck Hess with Landmark Homes were in attendance to present the briefing item including general layout of the plan, waivers requested, and answered various questions to the Planning Commission.

The parcel as it exists currently in Penn Township is currently entirely zoned Medium Density Residential (RM), the property is approximately 28.3 acres (net). Applicant proposes a total of 71 dwelling units (31 single-detached and 40 single-attached with public streets. The development proposes a public sanitary sewer pumping station intended for dedication to the Northwestern Lancaster County Authority (NWLCA) and all proposed sanitary sewer mains for dedication to the NWLCA. All proposed water mains are intended for dedication to the public water authority serving the development, Manheim Area Water and Sewer Authority (MAWSA). An NPDES permit will be required as part of the project due to the limit of disturbance and the applicant will be required to obtain a Highway Occupancy Permit (HOP) for the site's main access onto Fruitville Pike.

As part of the planning process, applicants have had discussions with several property owners in the immediate vicinity of Fruitville Pike to discuss various items relating to the proposed development's landscaping screening, drainage and stormwater concerns in the immediate area, as well as reviewed with Township staff curb and sidewalk support for waiver modification along the SR-772, Fruitville Pike (swale and trail in lieu of, ROW will be graded and shown at correct width for SR-772). Applicant's waivers relate to preliminary plan processing, loading ratios (SWMO), street tree spacing, and curb and sidewalk.

No action was taken by the Planning Commission for the item. Presenters for the Timber Knoll development left after the briefing item was concluded.

• **Chapter 27—Zoning Text Amendment: Add Uses in the Agricultural Zoning District "Large Agricultural Operation"**

Atty. Seth Hiller and Josh Lounder, Kreider Farms, were in attendance to present the item to the Planning Commission. The petition proposes to establish a new use: Large Agricultural Operations (LAO) in Penn Township, Zoning Chapter 27. The petition was crafted by the Penn Township Solicitor with feedback from staff and the applicant.

The minimum acreage shall be 350 acres and under single ownership with the principal purpose of commercial agricultural production. Any applicant seeking to file under the LAO shall do so via "Special Exception" and shall be within the Penn Township Zoning District: AG. Additional items for the applicant considering a LAO include a recorded declaration with the Township as a party, principal agricultural use and producer requirements. Additional

accessory uses relating to trucking logisitcs, residential uses, and office space shall be permitted with some limitations established. Additional regulations for food processing facilities and anaerobic digesters also were delineated with additional requirements.

Atty. Hiller hand delivered LCPD requested additions to the Township, staff will ensure the Township Solicitor has the requested addtions. The Penn Twp. Planning Commission had no questions regarding the text amendment.

On a motion from Gingrich and a second from Hammond, a recommendation to recommend approval to the Penn Township Board of Supervisors was made. The motion passed unanimously.

Communications: There were no communications.

ADJOURNMENT

On a motion from Gingrich and a second from Shaw, the Planning Commission adjourned at 7:32PM.

Respectfully submitted, Jennifer Tulonen