

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES**

DATE & TIME: AUGUST 03, 2026 7:00 PM

ATTENDANCE:

Members:	Fred Hammond Carrie Swarr Donna Shaw Cullen Ketcham	Others:	Casey Kerschner PE, Township Engineer Travis Rohrer, applicant Chuck Hess, applicant Tom Kifolo, applicant Josh Boulton, applicant
Staff:	Jennifer Tulonen, Township Planner		

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.

Approval of Minutes – July 07, 2026 meeting minutes, after discussing a typo to spell “Grain” correctly, a motion was made by Ketcham and seconded by Swarr to approve the July 07 meeting minutes.

Decision Items

26-007: Lot Add On Plan for Rohrer’s Quarry, 960 and 970 Fruitville Pike

Tom Matteson, Travis Rohrer and Tom Kifolo were present for the item. The proposal is to transfer 1.326 acres from Lot 1, Parcel A, to Lot 2. Lot 1 is currently owned and actively operated by Rohrer’s Quarry and also is occupied by a the Rohrer’s Quarry. Lot 2 is primarily located in Manheim Township, and is composed of several residential structures, large outbuildings, driveways and paved areas, and swimming pool and recreation areas. Matteson obtained a plan deferral from the Manheim Township Commissioners. The applicant is pursuing the DEP Request for Planning Waiver and Non-Building Declaration as part of this plan. No construction, building, or earthmoving is proposed as part of the submittal of this proposal as the proposal is to adjust lot lines only. The applicant is seeking waivers from the Penn Township SALDO, §22-404.1.A.(1) §22-608.1.F for plan scale and replacement sewage testing for lot being made smaller (Rohrer’s Quarry, Lot 1) staff supported approval.

On a motion from Ketcham and a second from Shaw the recommendation was to conditionally approve Plan No. 26-007 was made contingent upon the applicant completing conditions received by staff, consultants, and outside reviewing agencies as appropriate. The motion passed unanimously and the applicants for the item left for the remainder of the meeting.

Briefing Items

26-004 Preliminary/Final Land Development Plan for Timber Knoll Land Development

Josh Boulton and Chuck Hess were present for the item. The proposal has changed since the planning commission last was presented with the layout of the development (loss of 4 units, depiction of PPL easement, utility coordination, pedestrian infrastructure planning). The development team met with staff prior to the Planning Commission meeting to coordinate technical comments. The development tract is still largely similar to the past proposal, including streets proposed to be dedicated to the Township, alleys and stormwater facilities being owned and maintained privately by a proposed HOA. As part of this plan, applicant will be obtaining a Highway Occupancy Permit (HOP) for access onto Fruitville Pike and into the development and an NPDES permit for the limit of disturbance. The site is located in the Penn Township Medium Density Residential (RM) Zoning District, is proposed to be served by public water MAWSA and public sewer NWLCA and is approximately 28.2 acres (net). Applicants are currently seeking 4 waivers. The Planning Commission brought up additional questions regarding parking and pedestrian safety within the development. Boulton and Hess responded to the Planning Commission’s concerns at the meeting with prepared drawings and discussion. There were no additional questions.

No action was taken by the planning commission for this item.

ADJOURNMENT

On a motion from Ketcham and a second from Shaw, the Planning Commission adjourned at 7:50PM.

Respectfully submitted, Jennifer Tulonen