

# Penn Township

## PLANNING COMMISSION MEETING

Tuesday, December 3, 2024

6:30 pm to 8:30 pm

### Agenda

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#### 1 - RR - Rural Resource Zoning District Changes

*Resource → Text Amendment Draft*

##### Summary –

- Revise the intent of the district to prioritize maintaining the rural character of the Township.
- Removal of *Duplex and Dwelling, Multifamily* to better align with the proposed intent of the zoning district.
- Reduction of minimum lot size for single-family detached dwellings if they are connected to both public water and sewer systems.
- Addition of Principal Solar Energy Systems (PSES) as a Conditional Use and Accessory Solar Energy Systems (ASES) as a permitted accessory use.

#### 2 - Confirmation of Removal of Parcels from Proposed IC Rezoning

*Resource → Proposed Zoning Map (parcels indicated with a \* for reference)*

##### Parcels –

- 55-10-00-146 – Mary Jane and Jeffrey Lutz
- 55-10-00-0-145 – William & Sheree Pangallo

#### 3 - What We Heard - Comments from the Zoning Informational Session

*Resource → Zoning Info Session Summary*

#### 4 - Industrial, Heavy Discussion

*Resources → Heavy Industrial District Bubble Drawing, Use Comparison Chart*

- Discuss potential areas with the Planning Commission identified on the map exhibit

#### 5 - Use Comparison Chart

*Resource → Use Comparison Chart*

- The Use Comparison Chart compares what is currently allowed to be developed within the IC District vs. what is being proposed in the amendment. Heavier Industrial uses have been noted for discussion.

## 6 - Next Steps

- Collect feedback and comments from tonight's meeting.
- Revise proposed amendment based on feedback.
- Send the final draft to Westmoreland County for review and comment, if a recommendation is made.
- Prepare for Public Hearing to be scheduled for January 8, 2025, if a recommendation is made.