

Tuesday, March 8, 2022

The Penn Township Board of Supervisors held a hearing this evening at 5:45 p.m. at the Penn Township Municipal Building, 157 East Airport Road, Butler, PA 16002 with the Chairman, Samuel M. Ward, presiding. Also present were Supervisors, Douglas A. Roth and Wilbert J. Mowry, Jr., Land Use Administrator, Clinton A. Bonetti, and 8 Township residents.

Opening Statement

Chairman Ward gave the introduction of the Zoning Ordinance Amendment Hearing.

It is 5:45 pm. Tonight, we are conducting a hearing for the proposed zoning amendment. Present tonight are Supervisors Ward, Roth, and Mowry, and Land Use Administrator Clinton Bonetti.

Tonight, we will take testimony from all who wish to comment, state the facts as they know them, or voice their opinion on this request. After the Township and its engineer present the amendment, questions will first come from the Board, and then from the audience. Questions are to be addressed to the Board. The Board may redirect the question, if necessary.

We are acting on the proposed zoning amendment for a new Chapter 12 called "Planned Residential Development". Mr. Bonetti, for the record, has this hearing been properly advertised?

Mr. Bonetti stated that it was.

Are there members of the audience that wish to present testimony or ask questions? *** Please stand and state your name and address.

No one from the audience did.

Ms. Laura Ludwig from HRG Engineers and Clinton Bonetti, Land Use Administrator may begin their presentation at this time. When finished, the Board may ask questions, and then members of the audience that have been sworn in will have an opportunity to ask questions. Please come to the podium and identify yourself as you begin for the record.

Ms. Laura Ludwig from HRG Engineers stated that she worked with the Penn Township Planning Commission for the past several months on the proposed ordinance. She stated that the ordinance will repeal the current Chapter 12 and replace it with the language for a Planned Residential Development. She stated that the ordinance meets all standard Pennsylvania Municipalities Code requirements.

Ms. Ludwig continued to inform everyone that the ordinance will provide various guidelines for residential development in the R-1 and R-E zoned districts. Some of the guidelines included cluster mailboxes, a community

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clubhouse with a swimming pool, buffer yards, maintaining existing features, a requirement for a Homeowners Association, more flexible area and bulk requirements, and many more. She continued to state that developers can request some relief through modification requests. This would only be available for parcels in the R-1 and R-E zones that are 25 acres and greater.

She continued to state that this is only a text amendment and not a map amendment. Within the PRD requirements, any R-E zoned property will only allow single-family houses on a property that is 21,780 square feet, and any R-1 zoned property will allow single-family houses on 10,890 square feet.

Ms. Ludwig informed the Board that Butler County Planning Commission reviewed the proposed Ordinance with no comments.

Mr. Ward asked Mr. Bonetti about the Penn Township Planning Commission review. Mr. Bonetti stated that the Planning Commission has reviewed the ordinance for 5 months and recommends approval of the proposed ordinance.

Ms. Jean Lunz asked if this ordinance was for old developments. Ms. Ludwig stated that it was for new developments over 25 acres. Mr. Ward stated that existing developments will not be affected by this ordinance and will only deal with proposed developments in Penn Township.

Mr. Anthony DaDamo representing Pacific Coast Partners questioned why the R-E zoned properties near the commercial Route 8 area were not given the same design criteria as the R-1 parcels near the same road. He stated that it would be difficult to develop the property with large parcels due to development costs today. He stated that there is heavy commercial property use near the R-E zone and will not allow for beneficial development. He continued to state that properties zoned R-1 near the C-2 district will get a meaningful allotment in the proposed Planned Residential Development language. He closed his statement by asking for the R-E zoned properties to be given equal language as the R-1 properties.

Mr. Ward requested a specific letter from Anthony DaDamo stating what they are requesting.

Adjournment

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Supervisor Mowry made a motion and Supervisor Roth seconded the motion to adjourn the meeting. The motion carried.

The meeting adjourned at approximately 6:05 p.m.

Approved:

Respectfully Submitted:

Samuel M. Ward
Chairman
Board of Supervisors

Clinton A. Bonetti
Land Use Administrator
Penn Township