The Penn Township Board of Supervisors met on April 20, 2022, at 11:00 a.m. in 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.; Manager, Linda D. Zerfoss; Land Use Administrator, Clinton A. Bonetti; Lope, Casker, and Casker (LCC)Township Solicitor, Christopher J. Reese, Esq.; Township Engineer Herbert, Roland, & Grubic (HRG) Laura L. Ludwig, AICP; Planning Commission members Karen Trempus and Nanette Rau; Pacific Coast Partners’ (PCP) Attorney, Anthony S. DaDamo, Esq. and Lutz, Pawk, & Black, (LPB) Attorney, Rebecca K. Black, Esq.; and 12 residents and visitors.

**Proposed Zoning Amendment – Ordinance 173, entitled Amending Ordinance 166, Chapter 12 – Planned Residential Development (PRD)**

* Penn Township held a Zoning Ordinance Amendment Hearing on March 8, 2022, on the Zoning Ordinance 173, entitled Amending Ordinance 166, new Chapter 12 - Planned Residential Development. Land Use Administrator, Clinton A. Bonetti; Township Engineer, Laura L. Ludwig, AICP; and PCP Attorney Anthony S. DaDamo, Esq. provided testimony. At the conclusion of the testimony, the Board of Supervisors tabled action on the proposed zoning ordinance amendment to give PCP an opportunity to detail their objections to this proposed amendment.
* PCP representative, Attorney Anthony S. DaDamo, Esq. provided a letter, dated March 15, 2022, detailing their objections to this proposed zoning ordinance amendment and proposed alternatives.
* Township Engineer HRG representative, Laura L. Ludwig, AICP, provided a letter, dated March 21, 2022, to Penn Township detailing their comments on the PCP letter, dated March 15, 2022.
* The Penn Township Planning Commission met on March 22, 2022. Their discussion included the PCP March 15, 2022 objections to the zoning ordinance proposed new Chapter 12 - Planned Residential Development. Planning Commission members; Supervisor, Samuel M. Ward; Land Use Administrator, Clinton A. Bonetti; Township Engineer, Laura L. Ludwig, AICP; and LCC Township Solicitor, Christopher J. Reese, Esq. reviewed the PCP objections. Township Engineer, Laura L. Ludwig, AICP; and LCC Township Solicitor, Christopher J. Reese, Esq. defended the flexibility of the amendment as written. An approved copy of the Planning Commission meeting minutes will be available after their next meeting.
* LPB Attorney, Rebecca K. Black, Esq. provided an email to Township Solicitor, Christopher J. Reese, Esq. on April 14, 2022, providing further concerns and clarification of the PCP position on the proposed zoning ordinance amendment that would restrict the use of their property in the RE Zoning District as compared to the rules and regulations that exist today.
* Township Solicitor, Christopher J. Reese, Esq. provided a letter, dated April 18, 2022, responding to the PCP letter, dated March 15, 2022, and the LPB Attorney, Rebecca K. Black, Esq. email dated, April 14, 2022. Township Solicitor, Christopher J. Reese, Esq. read this letter into the record.

Upon the advice of the Penn Township Planning Commission; Penn Township Engineer HRG; and Penn Township Solicitor, LCC; Supervisor Ward made a motion and Supervisor Mowry seconded the motion to adopt Ordinance 173, entitled Amending Ordinance 166, Chapter 12, Planned Residential Development.

Supervisor Ward asked for a discussion on the proposed amendment.

LPB Attorney, Rebecca K. Black, Esq. and Pacific Coast Partners Attorney Anthony S. DaDamo, Esq. reviewed their objections to this proposed amendment.

Supervisor Mowry said it looks like they want to change zoning just for their property. Supervisor Mowry further stated it has been like that for over 40 years and you knew what you were getting when you purchased the property.

Supervisor Roth stated that it feels like the high-end homes they are proposing would not be good as residents wouldn’t want to go through the commercial property. Supervisor Roth said he feels they are making assumptions that people won’t want to live near commercial districts. He further stated they could add buffers to the property.

Seeing no further discussion, Supervisor Ward called for a vote on the motion.

The motion carried.

**Adjournment**

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

The meeting adjourned at 12:00 p.m.

Approved: Respectfully Submitted:

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Samuel M. Ward Linda D. Zerfoss

Chairman Township Manager

Board of Supervisors Penn Township