
Penn Township, Butler County

MEETING MINUTES

Penn Township Planning Commission

March 26, 2024

The monthly meeting of the Penn Township Planning Commission was held on Tuesday, March 26, 2024, at 6:00 pm. Members in attendance were: Chair Nanette Rau, Chuck McCall, Vice Chair Will Burns, Bob Yenick, Township Solicitor Anthony Cosgrove, and Land Use Administrator Clinton Bonetti. Absent: Secretary Art Black

MINUTES:

The minutes of the January 23, 2023 meeting were approved, on a motion by Chuck McCall and a second by Will Burns.

NEW BUSINESS:

Rezoning Request from Gala Limited Partners – Blair Droskey from Sebring and Associates along with Anthony Glasso, property owner, presented the request to rezone the property on Husselton Drive from Penn Drive. The current Zoning of the property is C-2 (Highway Commercial) and they are requesting to change the Zoning District to R-1 (One Family Residential).

Blair Droskey stated that the change request would be in line with the property to the West (R-1). However, the zoning of the property to the North, South, and East would still be C-2. Ms. Droskey stated that the property owner would like to construct a single-family house. Mr. Anthony Glasso stated that the house would replace the house that was removed a few years ago.

Will Burns stated that he is very familiar with the property because he used to live on Penn Drive near the property in question. Anthony Cosgrove and Bob Yenick discussed not changing the district but rather possibly allowing conditional use for a two-family house. Mr. Cosgrove asked if they would prefer a possible two-family structure over a single-family structure. Mr. Glasso and Ms. Droskey said they are open to suggestions. The Planning Commission tabled action on this request to obtain additional language information to change the C-2 Conditional Use in the Penn Township Zoning Ordinance. Motion by Will Burns and seconded by Nanette Rau, and the motion carried.

Jurassic Junk Site Plan - Allan Beechey from KB Engineers and Tracy Schumann CEO of Jurassic Junk presented the site plan for the business located 277 Pittsburgh Road. Mr. Beechey stated that Jurassic Junk would like to erect a commercial garage for the storage of the company's vehicle fleet.

Nanette Rau asked if they corrected all the issues from the March 18 letter from HRG. Mr. Beechey stated that he has just responded to HRG and is awaiting their response.

The motion was made to recommend approval of the Jurassic Junk Site plan with the condition that they meet all the requirements from the HRG letter. Motion by Bob Yenick and seconded by Nanette Rau, and the motion carried.

The meeting was adjourned at 6:33 on a motion by Will Burns and a second by Charles McCall.

Respectfully submitted,



Clinton Bonetti

Land Use Administrator