
Penn Township, Butler County

MEETING MINUTES

Penn Township Planning Commission

July 23, 2024

The monthly meeting of the Penn Township Planning Commission was held on Tuesday, July 23, 2024, at 6:00pm. Members in attendance were: Chair Nanette Rau, Chuck McCall, Bob Yenick, Secretary Art Black, and Land Use Administrator Clinton Bonetti. Also in attendance were Ed Thaner of Thaner Consulting, and Penn Township Solicitor Anthony Cosgrove.

Minutes:

Commission members approved the minutes of the June 25, 2024 meeting on a motion by Chuck McCall and a second by Bob Yenick.

New Business:

Ed Thaner presented a conditional use permit application on behalf of owner Bill Mahan for a tenant-operated vehicle storage business on Brownsdale Road near Orchard Lane. He agreed that on site vehicles would not block the highway, that 25' aiseways would be maintained in the storage buildings, that there would be no use of the facility between 10pm and 6am daily, that the driveway would be treated and watered as necessary to eliminate nuisance dust, that none of the onsite vehicles would be occupied overnight, and that a tree buffer protecting neighbors would be in place by 11/30/24.

Commission members approved the conditional use permit on a motion by Art Black and a second by Bob Yenick, contingent on the owner's compliance with any requirement by HRG.

Old Business:

The Planning Commission, on a motion by Nanette Rau and a second by Bob Yenick, voted not to approve the latest revision of the pending Township Zoning Ordinance, particularly due to its failure to require any limitation on accessory structures. Solicitor Cosgrove suggested three compromise options aimed at addressing this difference of opinion. The Commission approved, on a motion by Nanette Rau and a second by Bob Yenick, authorizing Solicitor Cosgrove to suggest that the Board limit accessory structures by either offering a sliding scale based on the size of the accompanying residence, including a maximum gross square footage for accessory structures, a sliding scale by lot size, which would allow smaller lots a higher percentage of accessory structure coverage, or thresholds for accessory structures which could only be exceeded upon approval of a conditional use permit.

Commission members approved the adjournment of the meeting at 7:50 on a motion by Chuck McCall and a second by Bob Yenick.

Submitted



Art Black, Penn Township Secretary