
Penn Township, Butler County

MEETING MINUTES

Penn Township Planning Commission

October 28, 2025

The monthly meeting of the Penn Township Planning Commission was held on Tuesday, October 28, 2025, at 6:00 pm. Members in attendance were: Chair Nanette Rau, Bob Yenick, Vice Chair Will Burns, Secretary Art Black, and Land Use Administrator Clinton Bonetti. Also in attendance were Tim McGuire, Matt and Bonnie Chapman, Casper and Alice Ball, Julie Anderson and Yogi McCormick.

MOMENT OF SILENCE:

Chair Nanette Rau opened the meeting with a moment of silence for longtime Commission member Chuck McCall, who had passed recently.

MINUTES:

The minutes of the September 23, 2025, meeting were approved after a motion by Bob Yenick and a second by Will Burns.

OLD BUSINESS:

Administrator Bonetti reported that Freedom Farms is still researching the 50' buffer zone at their Pittsburgh Road business. After a motion by Will Burns and a second by Nanette Rau, the project was tabled indefinitely pending resolution of how the buffer zone could be handled by Freedom Farms while expanding their parking area.

NEW BUSINESS:

Tim McGuire asked the Commission for a lot line revision on his Winters and Fleming plan lot. Many restrictions are already in place, but after a motion by Art Black and a second by Will Burns, the revision was granted, contingent on the owners' agreeing to continue to honor the existing maintenance agreement.

Casper and Alice Ball requested permission to split their Meridian Road holdings into three parcels: two bounded on the east by Meridian Road (11.14 acres in Butler Township and 5.2 acres in Penn Township), and the other, the remainder of their current parcel to the east of Meridian Road. Administrator Bonetti felt that the request satisfied local SALDO and Zoning regulations. The lot line revision was approved after a motion by Nanette Rau and a second by Art Black.

Administrator Bonetti updated the Commission on the MAP Grant request for the zoning ordinance update, and the meeting was adjourned at 6:37 pm.

Respectfully Submitted,



Art Black
Secretary