Tuesday October 27, 2026

The Penn Township Board of Supervisors met this evening at 6 p.m. in the Penn Township Municipal Building at 157 East Airport Road, Butler, PA 16002, with Chairman Douglas A. Roth presiding. Also, present were Vice Chairman Wilbert Mowry, Supervisor Matthew Salina, Township Manager Mary Hess, Finance Administrator Nicole Tempalski, Land Use Administrator Philip Mangis III, Solicitor Cosgrove, and 18 residents and visitors.

1. Call to Order

A. Chairman Roth call the meeting to order at 6 p.m.

2. Public Comment

A. Resident Claire Brenenborg expressed concerns regarding the proposed compressor station on Royal Oak Drive and the potential approval of compressor stations in residential areas. She cited concerns about potential health risks, decreased property values for her home and surrounding properties, and how residents are notified of such applications and public hearings.

Solicitor Cosgrove explained that the application is currently before the Planning Commission and was tabled until November 17, 2026, meeting. He stated that a public hearing would be advertised in the *Butler Eagle*, a placard identifying the date and time of the hearing would be posted on the property, and written notice would be provided to residents within approximately 300 feet of the property. Solicitor Cosgrove encouraged Ms. Brenenborg and other residents to attend the hearing, express their concerns, and provide input regarding reasonable conditions they believe should be considered as part of the application review process.

B. Resident Richard Ejzak reiterated his strong opposition to the proposed compressor station on Royal Oak Drive. He referenced the Zoning Amendment listed on the meeting agenda and expressed hope that the Board is moving toward restricting compressor stations to commercial and industrial zoning districts rather than permitting them in residential areas. He stated that he believes this is the direction the Board should consider.

3. Consent Agenda

A. Minutes – October 13, 2026

Vice Chairman Mowry made the motion, and Supervisor Salina seconded the motion to approve the Board of Supervisors meeting minutes from Tuesday, October 13, 2026, as presented, with no additions or corrections. **The motion carried.**

B. Approval of Bills October 11, 2026 – October 24, 2026

Supervisor Salina made the motion, and Vice Chairman Mowry seconded the motion to approve the bills to be paid from October 11, 2026 – October 24, 2026, as follows:

- General Fund totaling $27,778.46
- Park Fund totaling: $445.59
- Fire Tax Fund totaling: $915.72

The motion carried.

1. Finance Report

A. Mrs. Tempalski read the list of Deposits into the various Township Funds totaling $28, 202.21. The disbursement totals from the various accounts totaled $ 28,988.38. The ending balances were read as follows: Township Fund: $462,104.56, Fire Tax Fund: $50,417.91 Park Fund: $5,151.87.

B. Mrs. Tempalski shared the estimated liquid fuels allocation for 2027 to be about $236,566.05 and the Estimated turnback allocation to be about $41,080. Vice Chairman Mowry made the motion, and Supervisor Salina seconded the motion that the Treasurer's Report be approved as presented. **The motion carried.**

2. Planning

A. Mr. Mangis presented the Planning Department's request for approval of a minor subdivision at 1178 Oak Trace Road. Supervisor Salina made a motion to approve the requested minor subdivision, which was seconded by Vice Chairman Mowry. During discussion, resident Stacie Broskey questioned why Penn Township was being asked to make the decision, given that the parcel is primarily located in Butler Township. Mrs. Hess explained that the majority of the development is located in Penn Township. Solicitor Cosgrove stated that, following discussions with Jesse Hines of the Butler Township Zoning Office, Butler Township had no objections to Penn Township assuming responsibility for the remaining portion of the parcel for assessment purposes, despite no change to the municipal boundary.

B. Mr. Mangis presented the Planning Department's request for approval of the land development at 295 Pittsburgh Road. Vice Chairman Mowry made a motion to approve the requested land development. Supervisor Salina seconded the motion. **The motion carried.**

C. Motion to approve Greg Ramseys resignation from the Zoning Hearing Board effective October 14, 2026. Chairman Roth expressed his appreciation for the contributions Greg Ramsey made to the Zoning Hearing Board. Supervisor Salina also thanked Mr. Ramsey for his years of service to the community.

Supervisor Salina made a motion to accept Greg Ramsey's resignation from the Zoning Hearing Board, effective October 14, 2026. Vice Chairman Mowry seconded the motion. **The motion carried.**

D. Motion to approve to advertise the vacancy on the Zoning Hearing Board was made by Vice Chairman Mowry, seconded by Supervisor Salina. **The motion carried.**

E. Motion to Declare Zoning Ordinance Substantively Invalid and Propose a Municipal Curative Amendment was made by Supervisor Salina to approve a declaration pursuant to Section 609.2 of the Pennsylvania Municipalities Planning Code, declaring portions of Penn Township Zoning Ordinance No. 166, as amended, substantively invalid due to the failure to adequately provide for Battery Energy Storage Systems (BESS); power generation-related and energy production-related uses, including uses of a similar class; and oil and natural gas development uses, including, but not limited to, wells, well sites, pads, compressor stations, processing plants, and other land uses related to oil and natural gas development, extraction, transmission, storage, and processing. The motion further included proposing a municipal curative amendment to address these deficiencies. Vice Chairman Mowry seconded the motion.

During discussion, Solicitor Cosgrove explained that Ordinance No. 166 does not contain adequate regulations addressing these uses, resulting in potential exclusionary zoning concerns. He further explained that Ordinance Nos. 123 and 153, including any applicable amendments, would be repealed as part of the proposed action. The municipal curative amendment would allow the Township to establish regulations governing these uses and identify appropriate areas where they may be permitted.

Solicitor Cosgrove further explained that the 180-day municipal curative amendment period would begin on October 27, 2026, during which the Township would work to address the identified deficiencies. During this period, applications for the affected uses will not be accepted, as explained during the meeting. **The motion carried.**

F. Motion to approve the closure of the township administration building on Tuesday November 3, 2026, due to the general election being held at the township building was made by Vice Chairman Mowry, seconded by Supervisor Salina. **The motion carried.**

3. Parks and Recreation

A. Motion to approve the Change Order #05 for Harcrest Park ADA Improvements for Holbein Construction to complete handicapped parking, ADA compliant sidewalk, and trails at a cost of $35,650 was made Supervisor Salina made a motion to approve Change Order No. 05 for Holbein Construction in the amount of $35,650 to complete the handicapped parking area, ADA-compliant sidewalk, and trails at Harcrest Park. Vice Chairman Mowry seconded the motion.
During discussion, Chairman Roth explained that upon completion of the project, the Township would receive $225,000 in grant funding.
The motion carried.

4. **Old Business**

None.

5. **New Business**

A. Motion to approve Resolution No. 2026-617, appointing Scott M. Longdon as Chief of Police for Penn Township, effective October 19, 2026, and authorizing chief-level administrative access and privileges in connection with his official duties was made by Vice Chairman Mowry, seconded by Supervisor Salina. **The motion carried.**

6. **Other Business**

A. Motion to approve wage increases for Road Department employees Scott Zarnick and Robert Renfrew, effective October 25, 2026, based on a wage survey of surrounding municipalities to promote competitive and comparable compensation was made by Supervisor Salina, seconded by Vice Chairman Mowry. **The motion carried.**

B. Motion to authorize the advertisement to hire two police officers for the Penn Township Police Department, subject to the terms and conditions of employment established by the Township and applicable requirements was made by Vice Chairman Mowry, seconded by Supervisor Salina. **The motion carried.**

C. Motion to authorize the advertisement for an as-needed Employee for the Penn Township Road Department, subject to the terms and conditions of employment established by the Township and applicable requirements was made by Supervisor Salina, seconded by Vice Chairman Mowry. During discussion Mrs. Hess said that the advertisement will be at a rate sightly lower than our most recently hired Full-time Road Department employee. **The motion carried.**

D. Motion to approve Resolution No. 2026-618, authorizing the Township to apply for a PennDOT Multimodal Transportation Fund grant to assist with paving Old Plank Road was made by Vice Chairman Mowry made a Supervisor Salina seconded the motion. During discussion, Mrs. Hess explained that Corey Shaffer of PennDOT would be providing the final project cost estimate soon. The project is expected to cost approximately $700,000, making grant funding necessary to help offset the cost to the Township. **The motion carried.**

E. Motion to authorize for the payment of a notary license and all the necessary equipment for Nicole Tempalski to be the designated Notary for the township was made by Supervisor Salina, seconded by Vice Chairman Mowry. **The motion carried.**

7. Reports

- September 2026 Zoning Report
- September 2026 Road Department Report
- September 2026 Police Department Report
- September 2026 Managers Report
- September 2026 Saxonburg Sewer Authority Report

8. Executive Session

A. An executive session was held on Thursday, October 22, 2026, from 9:00 a.m. to approximately 10 a.m. to discuss legal matters.

B. An executive session was held on Tuesday, October 27, 2026, from 4:45 p.m. to approximately 5:45 p.m. to discuss legal matters.

9. Adjournment

A. Vice Chairman Mowry made a motion to adjourn the meeting. Supervisor Salina seconded the motion. **The motion was approved.**

The meeting adjourned at approximately **6:32 p.m.**

Approved:

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Douglas A. Roth
Chairman
Board of Supervisors

Respectfully Submitted:

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Mary Hess
Township Manager
Penn Township