

**PENN TOWNSHIP PLANNING COMMISSION**  
**May 1, 2025**

Planner Ronnie Bull called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, May 1, 2025. Also present were planning members Matthew Baile, Ron Arnold, Jennifer Mosier, Lenny Rice, and Zach Smith, along with Zoning Officer Beth LeFevre, Township Engineer Eric Bortner, and Township Secretary Klinefelter.

All in attendance stood for the Pledge of Allegiance to the Flag, which was followed by a period of silent meditation.

The planners approved the April 3, 2025, Planning Commission minutes as submitted.

**Review and make a recommendation to the Zoning Hearing Board on the following zoning appeals:** None

**Review and make recommendations on modification/waiver and exoneration requests, and pending subdivision/land development plans:** None

**Review and make recommendations on the following request:**

**Chris and Sarah Leese are requesting a waiver to Section 513 (Other Utilities) of the Penn Township Subdivision and Land Development Ordinance in regards to installing a Fence within a gas line easement. The property is located at 15 Ivy Circle.**

Sarah Leese spoke regarding the easement on the property she purchased. There is a 50ft easement on the back of the property. A TC Energy representative said they do allow fences within their guidelines. There was a fence previously on the property but was taken down by the prior owners due to regrading of the yard. The gas line is abandoned and is no longer in use. Engineer Bortner stated that the right of way is not the Townships and belongs to TC Energy. Sarah stated that TC Energy said that there are no plans to use the gas line again, but are keeping the right of way just in case.

Planners Rice/Mosier motioned for a favorable recommendation regarding the fence waiver for 15 Ivy Circle. Motion passed unanimously.

**Kelly Conway & James O'Connor are requesting a waiver to Section 513 (Other Utilities) of the Penn Township Subdivision and Land Development ordinance in regards to installing a Fence within a drainage easement. The property is located at 115 Onyx Drive.**

Kelly and James reviewed the request for a fence on a waterway easement. The fence will be parallel with the easement. Engineer Bortner reviewed and explained that there is a stormwater pipe within that easement. The homeowners said they will put gates up to help

with equipment to get into and will be using vinyl fence. Planner Arnold explained that the easement is there in case access is needed to the pipe.

Planners Arnold and Lenny motioned for an unfavorable recommendation for the fence waiver for 115 Onxy Drive. Motion passed unanimously.

**OLD BUSINESS** – There was none

**Public Comments:** There were none.

The meeting adjourned at 7:31 p.m.

Respectfully submitted,

Laura Klinefelter  
Township Secretary