

**PENN TOWNSHIP PLANNING COMMISSION**  
**SEPTEMBER 3, 2026**

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, September 3, 2026. Also present were planning members Ron Arnold, Anthony Fisher, Jennifer Mosier, Heidi Lomardi-Finn and Lenny Rice along with Township Engineer Bortner, Zoning Officer LeFevre, and Township Secretary Miller. Planner Ronnie Bull was absent with notice.

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 June 4, 2026, Planning Commission minutes.

**Review and make recommendations to the Zoning Hearing Board on the following zoning appeals:**

There were no appeals to be heard.

**Review and make recommendations on modification/waiver and exoneration requests, and pending subdivision/land development plans:**

**SL26-08 – 4373 Grandview Road-Ralph and Judy Jodice.**

GHI Engineers and Surveyors, 213 Carlisle St, Hanover, PA 17331. A Final Subdivision plan was submitted in order to consolidate two lots into a single 1.98-acre lot. The properties are located at 4373 Grandview Road and 60 Kaitlyn Drive in the R-22 zone.

GHI Engineers and Surveyors, on behalf of Ralph and Judy Jodice, is requesting a waiver to Section 405 (Final Plan Requirements) of the Penn Township Subdivision and Land Development Ordinance in regard to SL26-08 - 4373 Grandview Road- Ralph and Judy Jodice

Kevin Barnes, GHI Engineers and Surveyors, represented this request/plan. The applicants, Ralph and Judy Jodice, were also present. The applicant requested a waiver from Section 405 concerning the scale of the land development plan. Mr. Barnes explained that originally the property was subdivided in 2011 as part of a subdivision lot 108 of the High Pointe North Community. The Jodices own two of the four lots that were subdivided at that time and would like to combine the two lots into one lot. There is no new construction proposed as part of this plan. The lot will retain the Grandview address and the driveway will remain the same, which was approved as part of the original plan. There were a few comments from County and Township review that have been addressed. The revised plans were before the Planning Commission. The property already has sewer and with the number of lots being reduced, there

is no need for sewage planning. Township Engineer Bortner said that he did review the revised plans earlier and they are to his satisfaction.

Planner Lombardi-Finn moved for a favorable recommendation to the Penn Township Board of Commissioners for waivers from Section 504 (Final Plan Requirements) of the Penn Township Subdivision and Land Development Ordinance regarding SL26-08 - 4373 Grandview Road – Ralph and Judy Jodice. The motion was seconded by Planner Fisher and carried unanimously, 6-0.

Planner Moiser moved for a favorable recommendation to the Penn Township Board of Commissioners on SL26-08 – 4373 Grandview Road -Ralph and Judy Jodice. The motion was seconded by Planner Fisher and carried unanimously, 6-0.

OLD BUSINESS: There was none.

NEW BUSINESS: There was none.

PUBLIC COMMENTS: There were none.

The meeting adjourned at 7:10 p.m.

Respectfully submitted,

Shannon M. Miller  
Township Secretary