



# Penn Township

Westmoreland County, Pennsylvania

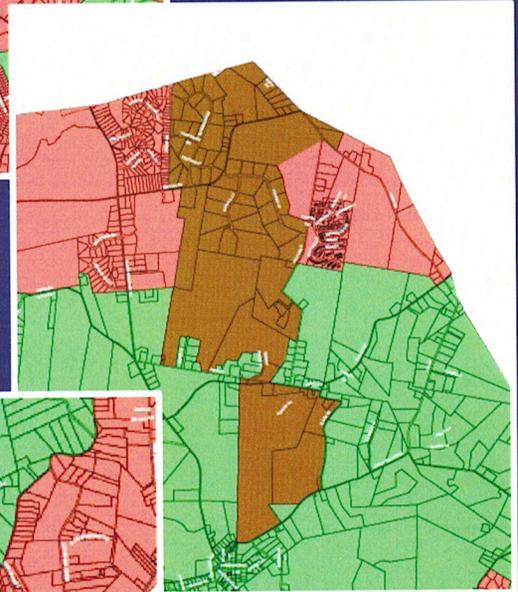
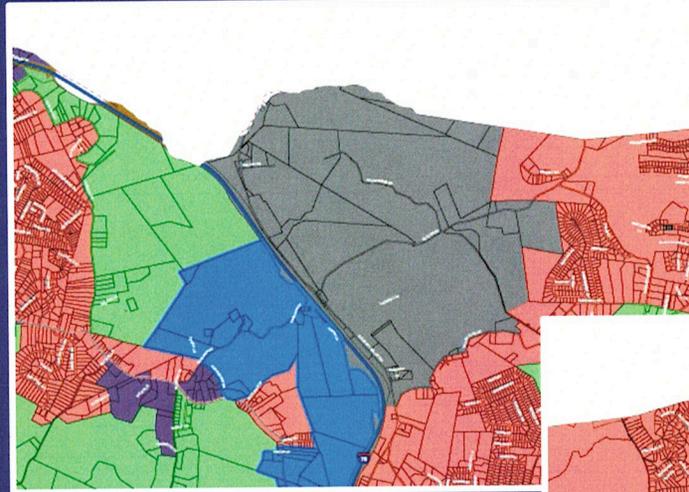
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## Industrial Zoning Amendment

Industrial Commerce and Heavy Industrial Zoning Districts

**Planning Commission Meeting**  
**February 4, 2025**

# Industrial Zoning District Amendments



# Industrial Commerce Zoning District Text Amendment

IC Text Amendments begin at the bottom of page 3 of the Draft Ordinance.

## An Overview:

- Amendment to the existing Purpose of the District noting restricting further residential development and align with proposed Community Development Goals & Objectives. (Page 3)

*The IC Industrial Commerce District is established in order to provide for current and future light industrial, processing, planning light industrial and planned commerce uses, in addition to warehousing and logistics, supply yards, and compatible support uses.*

- Amendments to permitted uses within the IC District (Page 4-6)
  - Removal of most residential uses and uses that support residential uses.
  - Addition of Principal Solar Energy Systems (PSES) and Accessory Solar Energy Systems (ASES).
  - Addition of Truck Stop as a Conditional Use.
  - Move Warehouse/Logistics to a Conditional Use.
- Amendments to Dimensional Standards of the District. (Page 6-8)
- Addition of Truck Stop and Warehouse/Logistics Conditions. (Page 11-13)

TOWNSHIP OF PENN  
ORDINANCE No. \_\_\_ of 2024

PENN TOWNSHIP  
WESTMORELAND COUNTY, PA

### INDUSTRIAL ZONING DISTRICTS TEXT AMENDMENT

AN ORDINANCE OF THE TOWNSHIP OF PENN, WESTMORELAND COUNTY, PENNSYLVANIA, AMENDING THE TOWNSHIP ZONING ORDINANCE, NUMBER \_\_\_\_\_, TO AMEND DEFINITIONS TO MATCH LISTED USES AND UPDATE OUTDATED DEFINITIONS, AMEND THE TEXT WITHIN THE INDUSTRIAL COMMERCE ZONING DISTRICT TO ADD AND REMOVE PERMITTED USES AND AMEND THE DIMENSIONAL STANDARDS, CREATE A HEAVY INDUSTRIAL ZONING DISTRICT, ADDING PERMITTED USES AND DIMENSIONAL STANDARDS, ADD CRITERIA FOR NEW USES AND ADD SUPPLEMENTAL REGULATIONS FOR NEW AND EXISTING USES SUCH AS TRUCK STOP, WAREHOUSE/LOGISTICS, INDUSTRIAL, HEAVY, LIGHT INDUSTRIAL, CO-GENERATIONAL FACILITY, POWER PLANT, RECREATIONAL FACILITY, MEMBERSHIP, AND SANITARY LANDFILL.

**WHEREAS,** the Township of Penn, Westmoreland County, Pennsylvania (hereinafter "Township") Township Board of Commissioners (hereinafter "Board") desire to amend the Zoning Ordinance to better align with the amended Community Development Goals & Objectives of the Township regarding development within the Industrial Commerce Zoning Districts and the Heavy Industrial Zoning District in a manner as authorized by and consistent with the Pennsylvania Municipalities Planning Code (hereinafter "MPC");

**WHEREAS,** in the judgment of the Board, amending the definitions, permitted uses, dimensional standards and supplemental regulations in Chapter 190 – Zoning, will further enforce the intent of the Industrial Commerce Zoning District and the Heavy Industrial Zoning District regarding type of development and maintaining character while allowing for appropriate uses;

**WHEREAS,** the Board desires to amend the Township Zoning Ordinance to allow certain development within the Industrial Commerce Zoning District and the Heavy Industrial Zoning District;

**WHEREAS,** the Penn Township Planning Commission reviewed the proposed amendment on \_\_\_\_\_, \_\_\_\_\_, 20\_\_ and recommended adoption to the Board on \_\_\_\_\_, \_\_\_\_\_, 20\_\_;

**WHEREAS,** on \_\_\_\_\_, \_\_\_\_\_, 20\_\_, the Board authorized advertisement of a public hearing at which the proposed ordinance amendment would be considered and the hearing was properly advertised on \_\_\_\_\_, \_\_\_\_\_, 20\_\_ and \_\_\_\_\_, \_\_\_\_\_, 20\_\_, pursuant to the requirements of the MPC;

**WHEREAS,** the Board held a public hearing on \_\_\_\_\_, \_\_\_\_\_, 20\_\_, pursuant to the MPC, at which time testimony was received concerning the proposed ordinance amendment; and

# Industrial Commerce Zoning District Permitted Uses

## **Permitted Principal Uses**

Agricultural Equipment, Rental, Sales, Repair	Outdoor Advertising Sign
Agricultural Operations	Places of Worship
Automotive Convenience Facilities	Planned Mixed-Use Office Park
Automotive Sales, Service and Repairs	Planned Office Park
Automotive Service and Repair with Washing	Professional Offices
Car Wash	Research & Development Facility
Conventional Drilling	Restaurants
Drive-Through Facilities	Retail
Government Facilities	Self-Storage Development
Health Club	Single-Family Detached (2-acre min.)
Hotels	Multi-tenant Office Building
Motels	Supply Yard
Oil and Gas Operations, Conventional	Timber Harvesting

## **Uses Permitted by Conditional Use**

- Adult Businesses
- Hospitals and Clinics
- Light Industrial
- Principal Solar Energy Systems (PSES)
- Recreation Facilities, Membership
- Surface Mining
- Warehousing/Logistics

## **Uses Permitted by Special Exception**

- Tower-Based WCF
- Non-Tower Based WCF
- Natural Gas Compressor Stations
- Natural Gas Processing Plant

# Heavy Industrial Zoning District

IC Text Amendments begin on page 8 of the Draft Ordinance.

## An Overview:

- After Township Residents voiced concerns over the possibility of future industrial development, the conversation of creating of a new zoning district was had to accommodate for a wider variety of industrial uses.

**Purpose:** The HI Heavy Industrial District is established in order to provide for a wide variety of industrial uses and support uses.

- The amendments establish the following requirements for the new zoning district:
  - Permitted Uses (page 8-10)
  - Dimensional Standards (page 10-11)
  - Established additional requirements for new or existing uses within the district including Industrial, Heavy, Co-Generational Facility, Light Industrial, Power Plant, Recreational Facilities, Membership and Sanitary Landfill (page 11-16)

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ORDINANCE No. \_\_\_ of 2024

PENN TOWNSHIP  
WESTMORELAND COUNTY, PA

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- WHEREAS,** on \_\_\_\_\_, \_\_\_\_\_, 20\_\_, the Board authorized advertisement of a public hearing at which the proposed ordinance amendment would be considered and the hearing was properly advertised on \_\_\_\_\_, 20\_\_ and \_\_\_\_\_, \_\_\_\_\_, 20\_\_, pursuant to the requirements of the MPC;
- WHEREAS,** the Board held a public hearing on \_\_\_\_\_, \_\_\_\_\_, 20\_\_, pursuant to the MPC, at which time testimony was received concerning the proposed ordinance amendment; and

# Heavy Industrial Zoning District Permitted Uses

## Permitted Principal Uses

Agricultural Equipment, Rental,  
Sales, Repair

Agricultural Operations

Automotive Convenience Facilities

Automotive Sales, Service and  
Repairs

Automotive Service and Repair  
with Washing

Car Wash

Conventional Drilling

Drive-Through Facilities

Government Facilities

Health Club

Hotels

Motels

Oil & Gas Operations, Conventional

Outdoor Advertising Signs

Places of Worship

Planned Mixed-Use Office Park

Planned Office Parks

Research & Development Facility

Restaurants

Retail

Self-Storage Development

Single-or-Multi-Tenant Office  
Building

Supply Yard

Timber Harvesting

## Uses Permitted by Conditional Use

Adult Businesses

Co-Generational Facilities

Hospitals and Clinics

Industrial, Heavy

Light Industrial

Power Plants

Principal Solar Energy Systems (PSES)

Recreational Facilities, Membership

Sanitary Landfill

Surface Mining

Truck Stop

Warehousing/Logistics

## Uses Permitted by Special Exception

Tower-Based WCF

Non-Tower Based WCF

Natural Gas Compressor Stations

Natural Gas Processing Plant

# New Requirements for Conditional Uses & Special Exceptions

*Detailed conditions for these uses begin on page 11.*

## Industrial, Heavy

- The minimum lot size shall be five (5) acres.
- If the Industrial, heavy use requires any permits from DEP and/or the EPA, a copy of the permit it be provided to the Township prior to issuance of any Township permits.
  - All permits are to be in good standing throughout the duration of the use
  - Any revocation of the permits will result in zoning violations and enforcement or penalties of the Township Zoning Ordinance

## Co-Generational Facilities

- The minimum lot size shall be five (5) acres.
- Requirement of a traffic study and environmental impact reports
- Requirement of a decommissioning plan
- Requirement of a landscaping plan emphasizing preservation of on-site vegetation as much as possible
- Security fencing requirements
- Proof of any required permits from DEP and/or the EPA
  - All permits are to be in good standing throughout the duration of the use.
  - Any revocation of the permits will result in zoning violations and enforcement or penalties of the Township Zoning Ordinance.

# New Requirements for Conditional Uses & Special Exceptions

*Detailed conditions for these uses begin on page 13.*

## Light Industrial

- The minimum lot size shall be five (5) acres.
- Requirement of a traffic study.
- Requirement of a landscaping plan emphasizing preservation of on-site vegetation as much as possible
- Proof of any required permits from DEP and/or the EPA
  - All permits are to be in good standing throughout the duration of the use
  - Any revocation of the permits will result in zoning violations and enforcement or penalties of the Township Zoning Ordinance.

## Power Plant

- The minimum lot size shall be five (5) acres.
- Requirement of a traffic study and environmental impact reports
- Requirement of a decommissioning plan
- Requirement of a landscaping plan emphasizing preservation of on-site vegetation as much as possible
- Security fencing requirements
- Proof of any required permits from DEP and/or the EPA
  - All permits are to be in good standing throughout the duration of the use.
  - Any revocation of the permits will result in zoning violations and enforcement or penalties of the Township Zoning Ordinance.

# New Requirements for Conditional Uses & Special Exceptions

*Detailed conditions for these uses begin on page 13.*

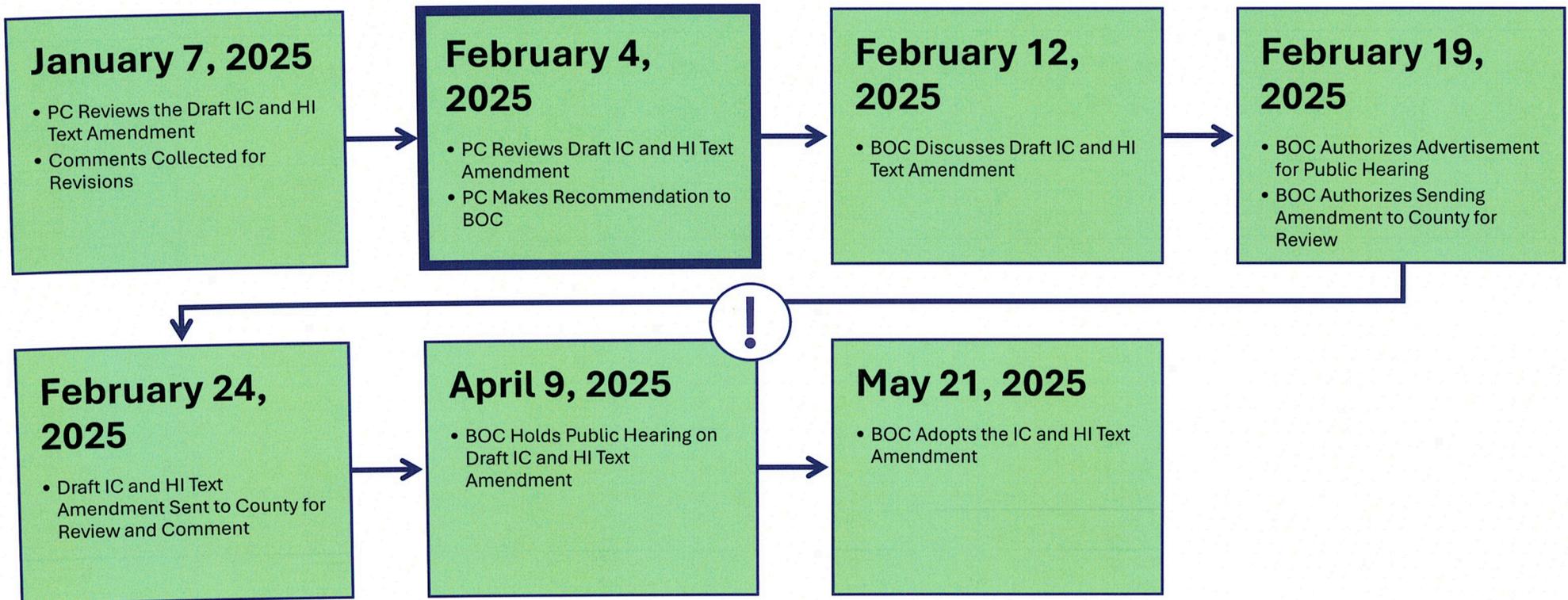
## **Recreational Facilities, Membership**

- The minimum lot size shall be three (3) acres.
- Requirement of a landscaping plan emphasizing preservation of on-site vegetation as much as possible
- Additional buffering if adjacent to a residential use or residentially designated zoning district
- Verification of safe internal circulation of the site
- Clear and separated pedestrian walkways
- Lighting required to be shielded down and away from adjacent properties and to be shut off by 11:00PM
- Requirements for outdoor events to cease no later than 10:00PM

## **Sanitary Landfill**

- The minimum lot size shall be 200 acres.
- No landfill shall operate within 300 feet of a lot line that is a residential use or district.
- Additional screening if adjoining residential uses or districts
- Requirements of fencing to control any windblown refuse
- Proof of compliance with applicable state and/or federal laws
- Obtaining required permits from DEP and/or EPA prior to operating the use
  - All permits are to be in good standing throughout the duration of the use.
  - Any revocation of the permits will result in zoning violations and enforcement or penalties of the Township Zoning Ordinance.

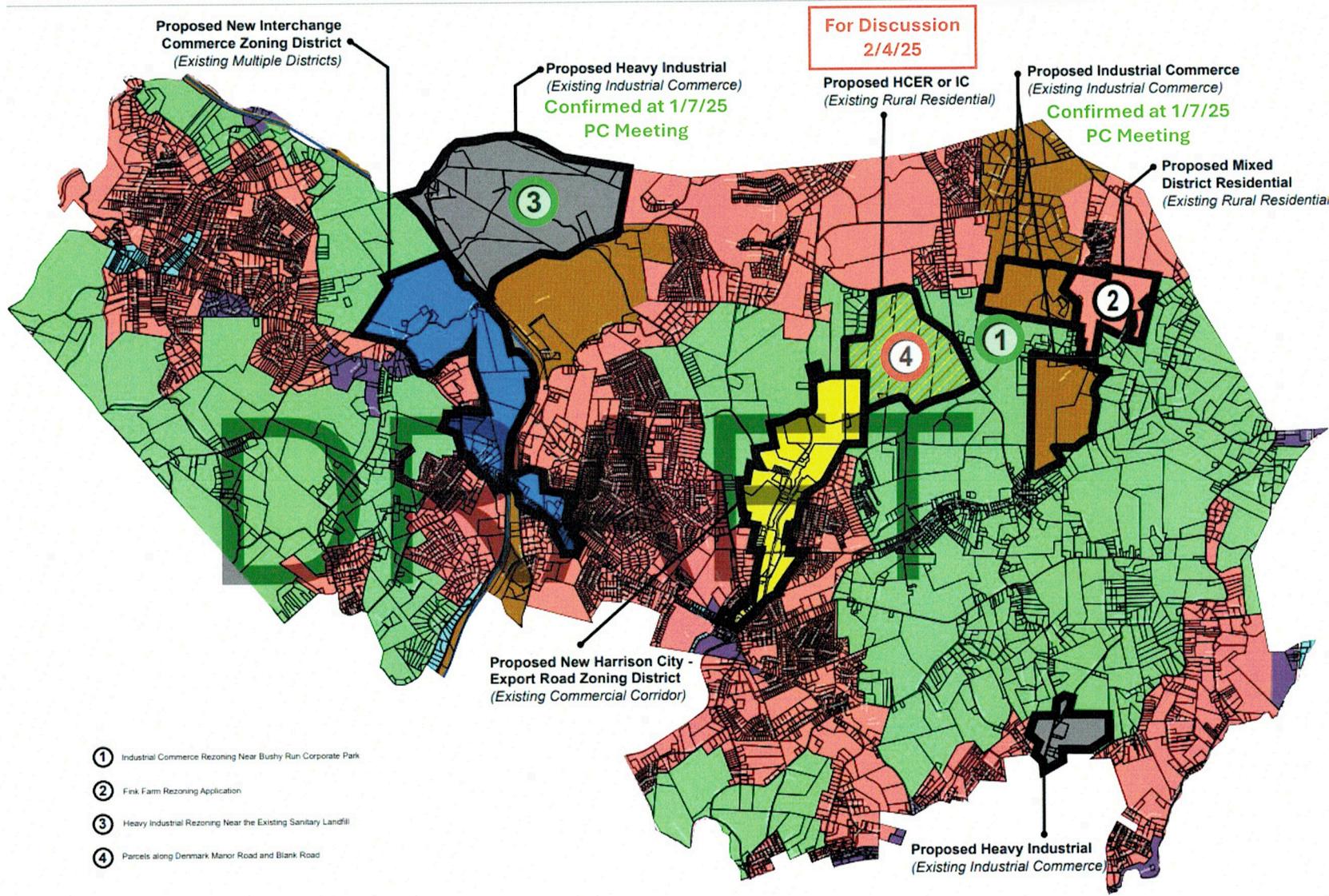
# Industrial Districts Amendment - Timeline



The PA MPC requires two (2) newspaper public notices of a Public Hearing, one no more than 30 days before and one no more than 7 days before.

# Planning Commission Recommendation

# Discussion: Potential Areas of Rezoning



## Area of Discussion #4: Parcels Along Denmark Road & Blank Road

- During public discussions of the Industrial Commerce Rezoning, comments were made regarding whether other parcels were considered for rezoning.
  - The hash-lined area in **BROWN** and **YELLOW** on the map was pointed out by Township residents noting that these are mostly vacant parcels and could be a better area to rezone.
- Township staff noted that there are unconventional gas wells on these properties already and have the potential to be rezoned to an industrial classification. However, these parcels also border another preliminary map change of the Harrison City-Export Road Corridor Zoning District.
  - Under the draft amendment language, the Harrison City-Export Road Corridor Zoning District would allow for both higher density residential and nonresidential uses. Noting that these parcels are adjacent to the preliminary zoning district, there is potential to expand the district as part of future zoning amendments.



# Questions



# Overall Next Steps

## **TODAY**

-Receive Recommendation on Industrial Text Amendments

## **January 9, 2025**

-Revise the IC, HID, HCER & ITC Zoning Amendments based on tonight's feedback (as necessary)  
-Forward RR Text Amendment to Westmoreland County for Review and Comment

## **February 4, 2025**

-PC Reviews revised IC, HID, HCER & ITC Zoning Amendments  
-PC Makes Recommendation on revised Zoning Amendments

## **Moving Ahead**

-RR Text Amendment Public Hearing: February 12, 2025  
-BOC Discusses IC, HID, HCER & ITC Zoning Amendments: February 12, 2025