

PENN TOWNSHIP PLANNING COMMISSION AGENDA

May 2, 2024 @ 7:00 pm

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag followed by a period of silent meditation
3. Review and approve/disapprove April 4, 2024 minutes
4. Review and make a recommendation to the Zoning Hearing Board on the following zoning appeals:

ZHB24-02- Daman, Ryan S. represented by Roberto Ugarte, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331. The applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to operate a motorcycle /ATV repair shop / storage facility. The property is located at 502 Meade Avenue in the R-8 Zone.

ZHB24-03- Free, Lindsay, 575 South Franklin Street, Hanover, PA 17331. The applicant is requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct an accessory building which does not meet the rear setback requirements. The property is located at 575 South Franklin Street in the R-15 Zone.

ZHB24-04-Marsh, John, 8 Allen Drive, Hanover, PA 17331. The applicant is requesting a variance to Sections 203.3 (Area and Bulk Regulations) and 300.2 (Accessory Structure Nonattached) in order to construct a 2 car garage which does not meet the side setback requirements. The property is located at 8 Allen Drive in the R-15 Zone.

ZHB24-05- Cellco Partnership d/b/a Verizon Wireless represented by McNees Wallace & Nurick LLC, 100 Pine Street, Harrisburg, PA 17101. The applicant is requesting a variance to Sections 207.2 (Use Regulations), 608(a), 608(e)(8) and 608(e)(10)(a) (Communication, Transmitting and Receiving Facilities) in order to construct and operate a wireless communications facility. The property is located at 1019 Baltimore Street, Hanover, PA 17331 in the S/C Zone. – **Withdraw Letter**

ZHB24-06- Silbaugh Investors LP #5 represented by Barley Snyder, 100 East Market Street, York, PA 17401. The applicant is requesting a variance to Section 207.2 (Use Regulations), special exception to Section 322 (Uses Not Provided For) and interpretation to Section 103 (Definitions) in order to construct a market master office and quarters within an existing building. The property is located at 1649 Broadway, Hanover, PA 17331 in the S/C Zone. -**Extension Letter**

ZHB24-07- Neiderer, George, 1016 York Street, Hanover, PA 17331. The applicant is requesting a variance to Section 208.3 (Area and Bulk Regulations) in order to have an accessory building in the setbacks. The property is located at 1016 York Street, Hanover, PA 17331 in the H/B Zone.

5. Review and make recommendations on waiver and exoneration requests:

RGS Associates, on behalf of LCBC Hanover, is requesting a waiver to Section 405 (Final Plan Scale), Section 505.C. and 505.K.(1) (Existing Road Frontage and Sidewalk), Section 505.K. (Curbs), Section 605 (Bufferyard Along Arterial Street), Section 268-12 (Volume Controls) and Section 268-15.B(3) and Section 268-15.B(4)(a) (Additional Stormwater Management Design Standards) of the Penn Township Subdivision and Land Development Ordinance and Stormwater Management Ordinance in regards to their Final Land Development Plan. The property is located at 1504 Broadway.

DC Gohn Associates, Inc., on behalf of Yazoo Mills, are requesting a waiver to Section 306.B.3 (Side Slopes) of the Penn Township Stormwater Ordinance in regards to their Preliminary Land Development Plan. The property is located at 37 Industrial Drive.

DC Gohn Associates, Inc., on behalf of Sheridan Press, are requesting a waiver to Section 405 (Plan Scale), Section 306.B.2 (Embankment Top Width) and Section 306.B.3 (Side Slopes) of the Penn Township Subdivision and Development Ordinance and Stormwater Management Ordinance in regards to their Preliminary Land Development Plan. The property is located at 450 Fame Avenue and 15 Industrial Drive.

6. Review and make recommendations on pending subdivision/land development plans (see attached listing)
7. Draft Zoning Ordinance
8. Public comments
9. Adjournment