

PENN TOWNSHIP PLANNING COMMISSION AGENDA
July 6, 2023 @ 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 June 1, 2023 minutes
4. Review and make a recommendation to the Zoning Hearing Board on the following zoning appeals:

ZHB23-12- Lehigh's Greenhouse, 2392 Grandview Road, Hanover, PA 17331. The applicant is requesting a special exception under Section 322 (Uses Not Provided For) in order to hold a yearly fall event. The property is located at 2392 Grandview Road, Hanover, PA 17331 in the R-40 zone.

ZHB23-13- Rodney and Jolene Gonzalez, 100 Kortney Drive, Hanover, PA 17331. The applicant is requesting a variance to Section 300.3 (Fences and Walls) in order to put up a fence that exceeds the maximum height of three (3) feet in a front yard area. The property is located at 100 Kortney Drive, Hanover, PA 17331 in the R-40 zone.

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

Frederick, Seibert & Associates, Inc., on behalf of Homewood at Plum Creek, is requesting a waiver of exemption for a Land Development Plan and Stormwater Management Plan. The property is located at 425 Westminster Avenue.
6. Review and make recommendations on pending subdivision/land development plans (see attached listing)
7. Draft Zoning Ordinance
 - Primary commercial use of solar panels in a residential area
 - Shooting ranges
 - Short-term rentals
 - Kennels
 - Bed & Breakfasts
8. Public comments
9. Adjournment

CASES AS OF JULY 6, 2023 PLANNING COMMISSION MEETING

Bd Comm. Formal filing	YCPC Comment Received	Plan Comm. Approval Recommend	Plan Exp Date	CASE DESCRIPTIONS
12/15/03	06/07/17		08/21/23	<u>SL17-10-MUSTANG POINTE</u> , J. A. Myers, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone. <i>Assignment 4/24/17. Revised plans received 5/8/17.</i>
05/17/21	06/02/21	08/05/21	08/21/23	<u>SL21-05-ELSNER ENGINEERING WORKS</u> , Elsner Engineering Works, 475 Fame Avenue, Hanover, PA 17331. A preliminary final plan submitted in order to construct an Industrial Building for the expansion of Elsner Engineering. The property is located West of the intersection Barnhart Drive and Industrial Drive, Hanover, PA in the Industrial zone.
02/21/22	03/01/22		08/21/23	<u>SL22-01 – WATER STREET FOUR, LLC</u> , Hanover Land Services, Inc, 585 McAllister St, Hanover, PA 17331. A Preliminary/Final Land Development plan submitted in order to create one-hundred twenty-two (122) new residential units for an adult restrictive community. The property is located on Moulstown Road in the R-8 Urban Residential zone.
03/21/22	04/07/22		09/18/23	<u>SL22-07-CARROLL COUNTY CHRISTIAN CENTER</u> , Hanover Land Services, 585 McAllister Street, Hanover, PA 17331. A Preliminary/Final plan submitted in order to construct a new house of worship facility. The property is located at 889 Baltimore Street in the SC zone.
06/20/22	07/05/22		09/18/23	<u>SL22-10- 934 BALTIMORE STREET – CODY BENTZEL</u> , GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A Consolidation/Land Development Plan was submitted in order consolidate two parcels and convert existing buildings and proposed building into a retail space. The property is located at 934 Baltimore Street in the HB Highway Business Zone.
6/20/22	06/29/22		09/18/23	<u>SL22-11- LIBERTY RESTORATION & CONSTRUCTION LLC</u> , Hanover Land Services, Inc., 585 McAllister Street, Hanover, PA 17331. A Preliminary/Final Reverse Subdivision and Land Development Plan was submitted in order to consolidate two parcels into a sales office space. The property is located at 10 Westminster Avenue in the R-8 Urban Residential Zone.

7/18/22	08/03/22	11/03/22		07/17/23	<u>SL22-12- HOLLAND CONSTRUCTION -100 BLETTNER AVE</u> , Site Design Concepts, Inc., 127 W. Market Street, Suite 100, York, PA 17401. A Preliminary Land Development Plan was submitted in order to construct a proposed industrial building. The property is located at 100 Blettner Avenue in the A-O Apartment or Office Zone.
10/17/22	11/01/22			07/17/23	<u>SL22-13- STONEWICKE IV – 1025 BALTIMORE STREET</u> , Hanover Land Services, Inc., 585 McAllister Street, Hanover, PA 17331. A Final subdivision plan was submitted in order to create twenty-six (26) new residential lots. The property is located at 1025 Baltimore Street in the R-15 zone.
12/19/22	12/28/22			09/18/23	<u>SL22-15- WAWA FOOD MARKET & FUELING STATION</u> , Dynamic Engineering Consultants, PC/Dynamic Survey LLC, 1007 Baltimore Street, Hanover, PA 17331. A Preliminary Subdivision/Land Development Plan was submitted proposing the construction of a Wawa Food Market & Fueling Station. The property is located at 1007 Baltimore Street in the S/C zone.
3/20/23	03/28/23	06/01/23		06/19/23	<u>SL23-03- HANOVER TERMINAL INC., 201 CENTER STREET</u> , GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A Final Land Development Plan was submitted in order to construct a warehouse facility. The Property is located at 201 Center Street in the Industrial (I) zone.
5/15/23	06/01/2023			08/21/23	<u>SL23-04- 820 HERSHEY HEIGHTS ROAD – SMALL & RINKER</u> , Hanover Land Services, Inc., 585 McAllister Street, Hanover, PA 17331. A Final Add-On Subdivision Plan was submitted in order to reverse subdivide two parcels. The property is located at 820 Hershey Heights Road in the R/C zone.

06/21/2023