

**PENN TOWNSHIP PLANNING COMMISSION
MARCH 7, 2024**

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, March 7, 2024. Also present were planning members Matthew Baile, Michael Brown, Ronnie Bull, Michael Hoover, and Jeremy Shry, along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney. Planner Ron Arnold 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 February 1, 2024, Planning Commission minutes as submitted.

Zoning Officer Smith announced that members of the Planning Commission were given copies of the draft Zoning Ordinance with the changes made to date.

The planners received the following zoning appeal and made the following recommendations: There were none.

Review and make recommendations on waiver and exoneration requests: There were none.

The planners reviewed and made recommendations on the following pending subdivision/land development plans:

SL17-10-MUSTANG POINTE, 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 Drive and Bowman Road in the R-8 zone. **There was no action taken on this plan.**

SL21-05-ELSNER ENGINEERING WORKS, Elsner Engineering Works, 475 Fame Avenue, Hanover, PA 17331. A final subdivision plan was 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 I-Industrial zone. **There was no action taken on this plan.**

SL22-01 – WATER STREET FOUR, LLC, 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. The property is located on Moulstown Road in the R-8 Urban Residential zone. **There was no action taken on this plan.**

SL22-10- 934 BALTIMORE STREET – CODY BENTZEL, GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A Consolidation/Land Development Plan was submitted in order consolidate two parcels, convert existing buildings and proposed building into a retail space. The property is located at 934 Baltimore Street in the HB Highway Business Zone. **There was no action taken on this plan.**

SL22-11- LIBERTY RESTORATION & CONSTRUCTION LLC, 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. **There was no action taken on this plan.**

SL23-08- 1750 YOUNGS ROAD – JASON L & DIANA E. SHOE, Hanover Land Services, Inc., PO Box 471, Hanover, PA 17331. A Preliminary-Final Subdivision Plan was submitted in order to subdivide an existing lot into two lots. The property is located at 1750 Youngs Road in the R-40 zone. **There was no action taken on this plan.**

SL24-01- 40/60 BOWMAN ROAD, Shaw Surveying, P.O Box 114, 30 W. Main Street, New Freedom, PA 17349. A Final Subdivision Plan, Lot Consolidation, was submitted in order to consolidate two lots. The property is located at 60 & 40 Bowman Road in the R-8 zone.

Mr. Rick Payne, 40 Bowman Road, property owner, represented this plan. Engineer Bortner stated that the plans presented to the Commission are the revised versions, addressing the depth of the sanitary sewer. The address has been corrected to 40 Bowman Road, the notarized statement remains outstanding, there's a correction to the signature block addressing the Board of Commissioners, Zoning Officer Smith's comment on 40 Bowman Road at the bottom, and the non-building waiver have been removed. Engineer Bortner noted that once the Commission reviews the plan, it needs to be signed by the property owner.

Mr. Payne reported that currently, there is a structure on 40 Bowman, while 60 Bowman is vacant and is where the proposed garage would be placed. Consolidation would allow this plan to meet the required setbacks for the proposed attached garage. The property is residential, and the current outbuildings will remain and be used for personal storage. Zoning Officer Smith added that the property was in terrible condition, and Mr. Payne's efforts to clean up the property and with the proposed plan represent a significant improvement.

Planners Hoover/Brown moved for a favorable recommendation to the Penn Township Board of Commissioners on SL24-01 – 40/60 Bowman Road. Motion carried on a 6-0 vote.

SL24-02- 37 INDUSTRIAL DRIVE- YAZOO MILLS, DC Gohn Associates, 32 Mount Joy Street, Mount Joy, PA 17552. A Preliminary Land Development Plan was submitted in order to construct a proposed industrial building. The property is located at 37 Industrial Drive in the Industrial zone. **There was no action taken on this plan.**

SL24-03- HOLLAND CONSTRUCTION -100 BLETTNER AVE, Site Design Concepts, Inc., 127 W. Market Street, Suite 100, York, PA 17401. A Final 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.

Mr. Tom Englerth, from Site Design Concepts, Inc., represented this plan. Engineer Bortner stated that the preliminary plan was approved by the Board of Commissioners on January 15, 2024. This is the final plan, and bonding went through the Public Works Committee meeting earlier this week. His comments are bond-related and have been addressed. Zoning approved the industrial use in the Apartment/Office Zone. This plan encompasses both Penn Township and Conewago Township, with the property being taxed in Conewago Township. Conewago Township has approved the plan, and it is currently awaiting Penn Township approval. Mr. Englerth reported that all approvals, besides from Penn Township, have been received. He was questioned on the intended use, and he believes it will be for warehousing. Planner Hoover inquired if there were any proposed improvements for Blettner Avenue. Engineer Bortner stated that there is a large food manufacturer being built on Blettner Avenue and a traffic study was conducted at that time. He mentioned major issues with the intersection of Blettner Avenue and Frederick Street but considered off-site improvements. They will not contribute to improvements at this time. Currently, there is curbing at the site, and Penn Township does not require sidewalks in the Industrial Zone.

Planners Brown/Bull moved for a favorable recommendation to the Penn Township Board of Commissioners for SL24-03 – Holland Construction – 100 Blettner Avenue. Motion carried on a 6-0 vote.

SL24-04- SOUTH HEIGHTS MANOR, LP - 116 ONYX DRIVE, Hanover Land Services, Inc., 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Final Subdivision Plan was submitted in order to subdivide an existing lot into two lots. The property is located at 116 Onyx Drive in the R-22 zone. **There was no action taken on this plan.**

Draft Zoning Ordinance – Questions arose regarding whether the AO Zone remains in the draft Ordinance. Zoning Officer Smith stated that it should be shown on the map. He will forward copies of both the current and proposed Zoning Maps for the Township.

Planner Hoover proposed a motion for professional oversight to review and revise the draft Zoning Ordinance. He further explained that legal consultation should be obtained to review the language, and a land planner should assess the proposed changes. Further discussion ensued, but no action was taken.

After in-depth discussion on the following sections of the draft Zoning Ordinance, the following changes were proposed:

Bed and Breakfast

Section 212 Land Use Table and Section 610 allowed by Special Exception in the R10 and Mixed-Use Zones

Urban Agriculture/Livestock Personal

Section 212 Land Use Table and Section 694 allowed by Special Exception in the R40 and Rural Conservation Zones

Animal Hospital

Section 212 Land Use Table and Section 605 allowed by Special Exception in the Shopping/Commercial, Mixed-Use, Commercial/Business, and the Rural Conservation Zones

Public Utility Building and Structure

Section 212 Land Use Table and Section 675 allowed by Special Exception in all Zones

Utilities Supplemental Wind

Section 212 Land Use Table and Section 695 allowed Accessory Use in all Zones.

Eliminate A2 from Section 695

Have solicitor review to allow a height restriction.

Night Clubs and Taverns

Section 212 Land Use Table and Section 665 allowed by Special Exception in Shopping/Commercial, Commercial/Business, and Mixed-Use Zones.

Public Comments: There were none.

The meeting was adjourned at 8:53 p.m.

Respectfully submitted,

Donna M. Sweeney
Recording Secretary