

**PENN TOWNSHIP PLANNING COMMISSION
DECEMBER 7, 2023**

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, December 7, 2023. Also, present were planning members Ronald Arnold, Ronnie Bull, Justin Heiland, and Michael Hoover along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney. Planners Pamela Berlingo and Jeremy Shry were 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 November 2, 2023, Planning Commission minutes as corrected.

The planners received the following zoning appeals and made the following recommendations:

ZHB23-20- Dylan Ellicott, 324 2nd Avenue, Hanover, PA 17331. The applicant is requesting a special exception to Section 407.3A (Replacement) in order to convert an existing welding and fabrication shop into a cabinet shop. The property is located at 636 Frederick Street, Hanover, PA 17331 in the HB zone and R-8 zone.

Mr. Dylan Ellicott, accompanied by the current property owner, Scott Reynolds, was in attendance to present this request. Zoning Officer Smith provided a property map, highlighting its frontage on West Middle Street, extending to Frederick Street, with emphasis on a duplex dwelling situated on Frederick Street. Mr. Ellicott indicated his intention to acquire both properties, specifying that 833 West Middle Street comprises a narrow section adjacent to the warehouse. Mr. Ellicott plans to repurpose the former steel manufacturing and welding shop for his cabinetry business. Operational logistics involve routing deliveries and traffic via West Middle Street, facilitated by smaller trucks. Staffing is anticipated to be minimal, with five or fewer employees, and business hours will align with the precedent set by the previous occupant. Mr. Ellicott stated that the noise level generated by his business would either match or be less than that of the prior establishment, emphasizing the absence of customer foot traffic, as the business is strictly manufacturing-oriented. Mr. Ellicott intends to maintain the dwelling fronting Frederick Street as rental property with street parking. Zoning Officer Smith reported there is no history of complaints regarding the former business and confirmed that notifications of the proposed change had been sent to neighboring residents. Mr. Scott Reynolds, the current owner of 833 West Middle Street, provided insights into the property's history as a steel manufacturing and welding shop, established by his father in 1956. He also highlighted that the property is surrounded by residential rental properties. Planner Hoover inquired about the property zoning lines. Zoning Officer Smith reported that the rear of the property is on Frederick Street is zoned Highway/Business, and to the property on West Middle Street is the R-8 zone. The proposed business is mostly in the R-8 zone.

Planners Hoover/Arnold moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB23-20- Dylan Ellicott, 324 2nd Avenue, Hanover, PA 17331. The applicant is requesting a special exception to Section 407.3A (Replacement) as it meets the

requirements for a special exception as set forth in Section 503.3 a) thru e) to convert an existing welding and fabrication shop into a cabinet shop. Motion carried on a 5-0 vote.

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.**

SL22-07-CARROLL COUNTY CHRISTIAN CENTER, 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. **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.**

SL22-12- HOLLAND CONSTRUCTION -100 BLETTNER AVE, Site Design Concepts, Inc., 127 W. Market Street, Suite 100, York, PA 17401. A Preliminary/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. **There was no action taken on this plan.**

SL23-04- 820 HERSHEY HEIGHTS ROAD – SMALL & RINKER, 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. **There was no action taken on this plan.**

SL23-05- MAITLAND INVESTMENT CORPORATION- 630 WESTMINSTER AVENUE, Hanover Land Services, Inc. PO Box 471, Hanover, PA 17331. A Preliminary/Final Subdivision Plan was submitted in order to subdivide to create five new lots off of the existing parcel. The property is located at 630 Westminster Avenue in the R-15 and R-22 zones.

Mr. Kris Raubenstine of Hanover Land Services was present to represent this plan. Mr. Raubenstine conveyed that the plan remains unchanged since its last review, with only minor modifications made to address comments. He explained that three lots are designated as agricultural, while two are earmarked for residential use with the intention of being sold to a developer. Importantly, these lots are not integral to the existing golf course. Regarding zoning specifics, Mr. Raubenstine indicated that two of the agricultural lots fall within the R-15 zone, while the remaining lots are situated in the R-22 zone. When Planner Hoover inquired about the potential number of building lots the property could be divided into, Mr. Raubenstine responded that it depends on the developer's intentions.

Planner Bull/Heiland moved for a favorable recommendation to the Penn Township Board of Commissioners on SL23-05 Maitland Investment Corporation-630 Westminster Avenue. Motion carried on a 5-0 vote.

SL23-06- 50 BAUGHER DRIVE- RITA MARTIN, SLS & Geomatics, 108 Longstreet Drive, Gettysburg, PA 17325. A Final Subdivision Plan, Lot Consolidation, was submitted in order to consolidate two lots. The property is located at 50 Baugher Drive in the R-15 zone. **There was no action taken on this plan.**

Draft Zoning Ordinance: The Commission decided to delay discussions on the draft zoning ordinance until January's meeting, considering potential changes in board membership expected in January. Planner Heiland requested an update of the current zoning ordinance to reflect changes made by the existing board. Zoning Officer Smith mentioned that he would not be able to update the document until February at the earliest. Commissioner Heiland also announced a vacancy on the Zoning Hearing Board as of January 2024.

Public Comments: Mr. Zlatko Steven Petrovich of SLS & Geomatics, located at 108 Longstreet Drive in Gettysburg, was present to discuss SL23-06-50 Baugher Drive-Rita Martin. Zoning Officer Smith reported he did not anticipate Mr. Petrovich to be in attendance this evening and he had just received County Comments earlier that day and had not yet had the opportunity to review and distribute them to the Commission. Chairman Smith stated that, lacking the plans for review at the present meeting, they prefer to defer the discussion to the next month's meeting.

Planner Hoover asked Commissioner-elect Matthew Baile to introduce himself to the Commission. Commissioner-elect Matthew Baile, residing at 220 Sonny Street, introduced himself and expressed his enthusiasm for serving his community.

The meeting was adjourned at 7:34 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary