

**PENN TOWNSHIP PLANNING COMMISSION AGENDA**

**December 5, 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 November 7, 2024 minutes
4. Review and make a recommendation to the Zoning Hearing Board on the following zoning appeals:

**ZHB24-21- Freiert, Cristianne & Joseph**, 168 Windsor Court, Hanover, PA 17331. The applicant is requesting a variance to Section 202 (R-8 Urban Residential Zone) and a special exception to Section 201.2 / 322 (Uses Not Provided For) in order to have a short-term rental. The property is located at 215 Westminster Avenue, Hanover, PA 17331 in the R-8 zone.

**ZHB24-23- Silbaugh Investors LP #5 represented by Barley Snyder**, 126 East King Street, Lancaster, PA 17602. The applicant is requesting a variance to Section 207.2 (Use Regulations) and 612(b) (Expansion of Nonconformity) and a special exception to Section 612 (Expansion of Nonconformity) and Section 407.2 (Expansion and Alteration) in order to utilize the existing space as a warehouse. The property is located at 1649 Broadway, Hanover, PA 17331 in the S/C Zone.

5. Review and make recommendations on modification/waiver and exoneration requests, and 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.

**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.

**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.

**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.

**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.

**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.

**SL24-13- 1160 CARLISLE STREET- 7 BREW COFFEE**, Shawn Barry of Toth and Associates, 1550 E. Republic Road, Springfield, MO 65804. A Final Land Development Plan was submitted in order to construct a drive-thru coffee shop. The property is located at 1160 Carlisle Pike in the HB Zone.

**SL24-14- 37 INDUSTRIAL DRIVE- YAZOO MILLS**, DC Gohn Associates, 32 Mount Joy Street, Mount Joy, PA 17552. A Final 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.

6. Draft Zoning Ordinance - Review and make recommendations for the proposed Zoning map.
7. Public comments
8. Adjournment