

PENN TOWNSHIP PLANNING COMMISSION AGENDA

November 7, 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 October 3, 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. Extension Request

ZHB24-22- Snyder's-Lance, Inc. One Campbell Place, Camden, NJ 08103. The applicant is requesting a variance to Sections 203.2 (R-15 Zone Use Regulations) and 209.2 (Industrial Zone Use Regulations) and to appeal a notice of violation from the Zoning Officer in order to allow sheep on the property for maintenance purposes. The property is located at 1401 York Street, Hanover, PA 17331 in the R-15 and I Zones.

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.

SL24-11- 630 WESTMINSTER AVENUE – MAITLAND INVESTMENT CORPORATION, Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Final Subdivision Plan was submitted in order to subdivide a portion of a lot to be joined in common with an existing lot. The property is located at 630 Westminster Avenue in the R-15 and R-22 Zones.

SL24-12- 450 FAME AVENUE AND 15 INDUSTRIAL DRIVE – SHERIDAN PRESS, DC Gohn Associates, 32 Mount Joy Street, Mount Joy, PA 17552. A Final Land Development and Subdivision Plan was submitted in order to subdivide the property at 15 Industrial Drive and add on to the property at 450 Fame Avenue in order to construct a proposed warehouse building expansion. The property is located at 450 Fame Avenue & 15 Industrial Drive in the I 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.

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