

PENN TOWNSHIP PLANNING COMMISSION AGENDA

March 6, 2025 @ 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 February 6, 2025 minutes
4. Review and make a recommendation to the Zoning Hearing Board on the following zoning appeals:

ZHB25-2- Eckenrode, Jason, 612 Frederick Street, Hanover, PA 17331. The applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) and a variance to Section 612(d) (Expansion of Nonconformity) in order to construct an expansion on an existing nonconforming building. The property is located at 612 Frederick Street, Hanover, PA 17331 in the H/B 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.

JRH, on behalf of J.A. Myers Building and Development Inc., is requesting a waiver to Section 605, Landscaping and Bufferyards of the Penn Township Subdivision and Land Development Ordinance. They are also requesting a waiver to Section 306.B.3, Detention and Retention Basins of the Stormwater Management Ordinance. The property is located between Breezewood and Bowman Road.

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.

SL24-15 – 60 RADIO ROAD – JOANN NEIDERER, Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Final Add On Subdivision Plan was submitted in order to increase the size of an existing lot. The property is located at 60 Radio Road in the R-15/HB Zones. Waiting on recorded receipt.

SL25-01- YOUNGS ROAD- REBERT FAMILY FARM, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A Final Add-On Lot Annexation Plan was submitted in order to consolidate/add-on two lots to an existing lot. The property is located on Youngs Road in the RC Zone.

SL25-02- 1185 WESTMINSTER AVENUE- HIGHLAND VIEWS, Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Preliminary-Final Subdivision Plan was submitted in order to subdivide an existing lot in order to create four lots with which to construct single family dwellings. The property is located at 1185 Westminster Avenue in the R-22 Zone.

SL25-03- 595 & 597 MCALLISTER STREET – CM COOPER PROPERTIES, LLC, Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Final Subdivision Plan was submitted in order to subdivide existing lots in order to create four lots with which to construct four single-family attached dwellings. The property is located at 595 & 597 McAllister Street in the R-8 Zone.

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