

PENN TOWNSHIP PLANNING COMMISSION
January 2, 2025

Planner Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, January 2, 2025. Also present were planning members Matthew Baile, Ron Arnold, Chris Raylock, and Lenny Rice, along with Zoning Officer Beth LeFevre, Township Engineer Eric Bortner, and Township Secretary Klinefelter.

All in attendance stood for the Pledge of Allegiance to the Flag, which was followed by a period of silent meditation.

The Planning Commission took action to reorganize. A motion was made and second to nominate Zach Smith Chairman. Motion carried. A motion was made and second to nominate Ronnie Bull Vice-Chairman. Motion carried.

The planners approved the December 5, 2024, Planning Commission minutes as submitted.

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

ZHB24-24-Luckenbaugh, Steven D. Jr. & Melissa S., 700 Wilson Avenue, Hanover, PA 17331. The applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to adjust the property boundary between two parcels through an add-on subdivision to modify a nonconforming existing lot. The property is located at 700 Wilson Avenue, Hanover, PA 17331 in the I Zone

Kevin Barnes from GHI, representing Mr. Luckenbaugh explained the one property is non-conforming due to the property lines. The property owner is looking to take land from property 15 and include it to property 16 so the property is not non-conforming except for the front setback. This property is currently a non-conforming use as it is a residential home in the Industrial Zone. The owner will need to go in front of the Penn Township and Hanover Borough Planning Commissions for the Subdivision. Property Owner Mr. Luckenbaugh discussed how old the house is and when he purchased both properties. Planner Zach Smith asked Engineer Eric Bortner if the other lot will still meet the required acreage with being around 4 acres after the Subdivision. Eric Bortner answered yes, and said the required acreage is 2 acres.

Planners Bull/Baile moved for a favorable recommendation to the Penn Township Zoning Hearing Board for ZHB24-24 Luckenbaugh, Steven D. Jr. & Melissa S. Motion carried 5-0.

ZHB24-25-CM Cooper Properties LLC, 1655 High Pointe Lane, Spring Grove, PA 17362. The applicant is requesting a special exception to Section 202.2 (Use Regulations) in order to construct a single-family attached dwelling. The properties are located at 595 and 597 McAllister Street, Hanover, PA 17331 in the R-8 Zone.

Kris Raubenstine, from Hanover Land Services discussed the plans to construct single-family attached dwellings on the lots. Each Townhouse will be it's own separate parcel. The lots will be subdivided so each end unit includes the current garages that are on the properties. They will also be demolishing a current mobile home that is on one of the lots. The existing garages are non-conforming due to the setback.

Planners Arnold/Raylock moved for a favorable recommendation to the Penn Township Zoning Hearing Board for ZHB24-25 CM Cooper Properties, LLC. Motion carried 5-0.

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. **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.**

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. **There was no action taken on this plan.**

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.

Matt Peters from 7-Brew discussed the plan for the property. They will be demolishing the current Burger King building and having prefabricated buildings hauled in and placed on the property. The service will be drive-thru only with two drive-thru lanes and the orders will be taken by a person standing outside. There will also be a walk-up window if people would like to get out of their cars. Matt Peters and Cortney Odom discussed the Franchise's history and their business model.

Planners Raylock/Rice moved for a favorable recommendation to the Penn Township Board of Commissioners for SL24-13 1160 Carlisle Street – 7 Brew Coffee. Motion carried 5-0.

SL24-14-37 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. **There was no action taken on this plan.**

Draft Zoning Ordinance – Planner Ronnie Bull said he was going through the prior planners notes and putting them together to submit. Zoning Officer Beth LeFevre will send an updated copy of the draft Zoning Ordinance containing all changes made to date. The Planning Commission will be supplied with paper copies in January 2025 and in March it will be finalized by the Planning Commission to move to the next step for approval.

Public Comments: None.

The meeting adjourned at 7:58 p.m.

Respectfully submitted,

Laura Klinefelter,
Recording Secretary