

**PENN TOWNSHIP PLANNING COMMISSION
OCTOBER 1 2024**

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, October 1, 2024. Also present were planning members Ron Arnold, Matthew Baile, Michael Brown, Christopher Raylock, and Lenny Rice, along with Zoning Officer Beth LeFevre, Township Engineer Eric Bortner, and Township Secretary Sweeney. Planner Ronnie Bull was 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 September 5, 2024; Planning Commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations: None.

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.**

SL24-08- CARROLL COUNTY CHRISTIAN CENTER INC- 889 BALTIMORE ST, Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Preliminary-Final Add-On Subdivision Plan was submitted in order to add onto an existing lot. The property is located at 889 Baltimore Street in the S/C Zone. **There was no action taken on this plan.**

SL24-09- KEEL, LP – SPRING GARDEN ST, Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Final Land Development Plan was submitted in order to construct and addition on an existing industrial building. The property is located on Spring Garden Street in the Industrial Zone.

Mr. James Mummert from Hanover Land Services, Inc., presented the plan. He noted that the administrative comments will be addressed, with signatures to be obtained upon approval. Additionally, they are awaiting the township to assign an address for the property. Township Engineer Bortner had no concerns.

Planners Brown/Arnold moved for a favorable recommendation to the Penn Township Board of Commissioners for SL24-09-KEEL, LP – Spring Garden Street. Motion carried 6-0.

SL24-10- 1085 FAIRVIEW DRIVE – JOHN M. & LISA A. DIEHL, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A Final Add-On / Lot Annexation Plan was submitted in order to subdivide a portion of a vacant lot and consolidate with an existing lot. The property is located at 1085 Fairview Drive in the R-22 Zone.

Mr. Ron Brown of Group Hanover Inc. presented the plan on behalf of the property owner, Mr. Diehl, who owns the three lots, with residential homes on the end lots. The plan proposes splitting the middle lot and adding half to each of the adjacent properties. Mr. Brown noted that part of the property lies in Conewago Township, where conditional approval has been obtained. All comments have been addressed, and Engineer Bortner raised no concerns.

Planners Baile/Arnold moved for a favorable recommendation to the Penn Township Board of Commissioners for SL24-10 – 1085 Fairview Drive – John M. & Lisa A. Diehl. Motion carried 6-0

Review and make recommendations on the following requests:

William Proctor is requesting a waiver to Section 513a (Easements, Width and Location) of the Penn Township Subdivision and Land Development Ordinance in regards to a Fence and Shed installed without a permit in the sewer easement. The property is located at 57 Winifred Drive.

Mr. William Proctor, the property owner, presented this request. He explained that he purchased the home in July and consulted with his HOA, Ryan Homes, regarding the installation of a fence and accessory building. However, he was not informed that permits from the township were required. Mr. Proctor went ahead with the installation, placing both the fence and the accessory building within utility easements. He added that the contractors did not mention the need for permits either. Mr. Proctor provided copies of his contracts, and Planner Brown pointed out that the fencing company's contract does include this information on the reverse side.

Planners Brown/Rice moved for an unfavorable recommendation to the Penn Township Board of Commissioners for a waiver to Section 513a (Easements, Width and Location) of the Penn Township Subdivision and Land Development Ordinance to place a fence and shed within a utility easement at 57 Winifred Drive.

Jason Boyles, J.A. Myers Building & Development, Inc., is requesting a modification to the approved Final Subdivision Plan for Stonewicke V, SL21-000001, lot 1, in order to retain the garage and gravel driveway. The property is located at 320 Clover Lane.

Mr. Robert Sharrah, Sharrah Design Group, Inc., who originally prepared the subdivision plan, discussed the request to retain a small garage on the property. The building is situated along with a gravel area, is approximately 2,800 square feet. Mr. Sharrah confirmed that nonconforming due to its proximity to the boundary line, it does not impact the site's stormwater management and complies with peak rate controls. The property had previously been subdivided, and while the original plan called for the removal of the garage, a potential buyer wants to retain it for storage and keep the graveled driveway. Planner Arnold argued that because the lot lines were changed, it should meet the current zoning regulations, and it could not be grandfathered in.

Planners Arnold/Raylock moved for an unfavorable recommendation to the Penn Township Board of Commissioners for a modification to the approved Final subdivision Plan for Stonewicke V, SL21-000001, lot 1, in order to retain the garage and gravel driveway.

Township Engineer Bortner reported that Mr. Jason Boyles from J.A. Myers is requesting a modification to the landscaping plan for Lot 9. Mr. Boyles noted that there are mature trees already present in the area and is requesting to keep these trees as part of the landscaping plan. He proposes using the existing trees in a one-to-one replacement for the required new plantings.

Planners Brown/Arnold moved for a favorable recommendation to the Penn Township Board of Commissioners for a modification of to the landscaping plan for Lot 9 of the approved Final Subdivision Plan for Stonewicke V, SL21-000001

Draft Zoning Ordinance – Zoning Officer Beth LeFevre will send an updated copy draft Zoning Ordinance containing all changes made to date.

Public Comments: None.

The meeting adjourned at 7:57 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary