

**PENN TOWNSHIP PLANNING COMMISSION**  
**November 7, 2024**

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, November 7, 2024. Also present were planning members Matthew Baile, Ronnie Bull, and Lenny Rice, along with Zoning Officer Beth LeFevre, Township Engineer Eric Bortner, and Township Secretary Klinefelter. Planners Ron Arnold, Michael Brown, and Chris Raylock were 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 October 3, 2024, Planning Commission minutes as submitted.

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

**ZHB24-21- Freiert, Christianne & 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 was received to extend to December 2024.**

**ZHB24-22-Snyder's-Lane, 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.

Attorney Charlie Suhr, representing Snyder's-Lane, Inc presented the appeal. Snyder's-Lance is looking to have sheep for a two-week period, up to five times a year in the fenced area of the solar field to take care of the grass. Mr. Suhr said they are not changing the use of the property. Planner Brown mentioned the concern of run-off from the animal feces and odors. The manager of the property said there are around 130 sheep on the property during this time. Zoning Officer LeFevre said she received one in person complaint.

Planners Rice/Baile moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board for ZHB24-22 Snyder's-Lance, Inc. Motion carried 4-0.

**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 to 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.**

**SL24-11- 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 & 15 Industrial Drive in the I Zone.

Kris Raubenstine of Hanover Land Services, Inc., presented the Subdivision Plan, proposing to subdivide the property so that the agricultural land is separated from the golf course to become its own parcel.

Planners Bull/Rice moved for a favorable recommendation to the Penn Township Board of Commissioners for SL24-11-630 Westminster Avenue-Maitland Investment Corporation. Motion carried 4-0.

**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.

Brian Cooley from DC Gohn Associates presented the final plan to subdivide the property so they can add a building onto the one location. They are proposing a stormwater basin around the building. They have received comments back from York County and the Penn Township engineer, dated 10/29/24. Ben Matalamaki from CJK Group, who owns both properties, wrote a letter to Fire Chief Clouser giving emergency personnel access to the property located at 15 Industrial Drive, Hanover, PA to provide emergency services support in the event of an emergency at 450 Fame Ave, Hanover, PA. They will also be adding a hydrant at 450 Fame Ave. There were no changes from the Preliminary Plan to the Final Plan.

Planners Bull/Rice moved for a favorable recommendation to the Penn Township Board of Commissioners for SL24-12 450 Fame Avenue and 15 Industrial Drive-Sheridan Press. Motion carried 4-0.

**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 Carlile Pike in the HB 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.

**Public Comments:** None.

The meeting adjourned at 7:31 p.m.

Respectfully submitted,

Laura Klinefelter,  
Recording Secretary