

PENN TOWNSHIP PLANNING COMMISSION
December 5, 2024

Planner Ronnie Bull called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, December 5, 2024. Also present were planning members Matthew Baile, Ron Arnold, Michael Brown, Chris Raylock, and Lenny Rice, along with Zoning Officer Beth LeFevre, Township Engineer Eric Bortner, and Township Secretary Klinefelter. Planner Zach Smith 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 November 7, 2024, Planning Commission minutes as amended.

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.

Christianne and Joseph Freiert purchased the property in October 2024. Due to the size and lack of storage they believe the property would be better fit as a short-term rental unit. Planner Ron Arnold asked what they think the definition of a short-term rental is. Joseph Freiert responded it is a sanctuary for people to use in a short-term basis. Potential people who could rent the house are traveling nurses/doctors who are here for a small period of time to do work at the hospital or travelers who are staying in the area for a few days. The Planning Commission discussed Air BNBs and how they are currently not allowed in the ordinance.

Planners Arnold/Rice moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board for ZHB24-21 Freiert, Christianne & Joseph. Motion carried 5-0.

ZHB24-23 – Silbaugh Investors LP #5 represented by Barley Snyder, 126 East King Street, Lancaster, PA 17602. The applicant is requesting a variance to Section 207.2 (Use Regulations) and 612(b) (Expansion of Nonconformity) and a special exception to Section 612 (Expansion of Nonconformity) and Section 407.2 (Expansion and Alteration) in order to utilize the existing space as a warehouse. The property is located at 1649 Broadway, Hanover, PA 17331 in the S/C Zone.

Chris Naylor from Barley Snyder explained how the owner of the property wants to expand the use onto more of the current building to warehouse instead of retail. The current warehouse is 60,000 square feet. The building currently houses the Markets of Hanover. Owner of the

property Liz Johnides said the retail vendors will no longer be in the building and they are looking to rent the building out as a warehouse which was the original use. The whole building will not be a warehouse, 12,000 square feet of the property will be office use. Planner Chris Raylock discussed the concern of truck traffic in the area and the impact it could cause. The applicant said trucks are coming to the property now and the building itself will not be used as a distribution center. There are only a few dock doors and the height of them are not suitable for that type of warehouse use. Zoning Officer LeFevre emphasized to the Planning Commission that if the property would like to change the use for that building they would need to go through the process again.

Planners Arnold/Brown moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board for ZHB24-23 Silbaugh Investors LP #5. 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 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. 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 7:51 p.m.

Respectfully submitted,

Laura Klinefelter,
Recording Secretary