

PENN TOWNSHIP PLANNING COMMISSION
February 6, 2025

Planner Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, February 6, 2025. Also present were planning members Matthew Baile, Ron Arnold, Jennifer Mosier, and Lenny Rice, along with Zoning Officer Beth LeFevre, Township Engineer Eric Bortner, and Township Secretary Klinefelter. Planner Chris Raylock 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 January 2, 2025, Planning Commission minutes as submitted.

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

ZHB25-01 – Lehman, Kimberly A. and Eric A., 110 Black Rock Road, Hanover, PA 17331. The applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to operate a short-term rental. The Property is located at 110 Black Rock Road, Hanover, PA 17331 in the R-15 Zone.

Property owner Eric Lehman, 110 Black Rock Road, Hanover, presented this request. Mr. Lehman stated they own a five-and-a-half-acre former horse farm, which includes a fully renovated barn with three bedrooms and one-and-a-half baths, are requesting renting the space as a short-term rental to generate additional revenue. The space is currently used occasionally by family and friends. He confirmed that the rental would be for stays of a month or less, primarily for visiting family, event attendees, or temporary workers, and they intend to approve all guests before booking and ensure responsible use of the space. Concerns were raised regarding zoning regulations and precedents, referencing similar cases, some of which had conditions such as house rules being posted and owner availability in emergencies. Parking availability was also addressed, with the owners confirming ample space on the property that would not impact neighbors.

Planners Bull/Baile moved for a favorable recommendation to the Penn Township Zoning Hearing Board for ZHB25-01 Lehman, Kimberly A. and Eric A. Motion carried 4-1 with Planner Smith dissenting.

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.**

SL24-13 – 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. **There was no action taken on this plan.**

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.

Township Engineer Eric Bortner reported the final land development plan for constructing an industrial building at 37 Industrial Drive in the industrial zone is submitted for approval. The

preliminary plan was approved a few months ago, and the applicant now seeks final plan approval.

Brian Cooley of D.C. Associates, accompanied by Troy Eckert of Yazoo Mills, presented the final land development plan for a proposed 107,000-square-foot industrial building at 37 Industrial Drive. Mr. Cooley summarized the site includes 58 parking spaces and two access points, one to Gitts Run Road and another to Industrial Drive. The project, previously approved at the preliminary plan stage, includes road widening to 20 feet on both Gitts Run Road and Industrial Drive, consistent with improvements at the existing Yazoo Mills site. An existing box culvert under Industrial Drive required extension, and the structural plans for this modification have been reviewed and approved by the township engineer. The small portion of the site located in Heidelberg Township also received approval from its supervisors, contingent upon final township approval. No significant changes were made between the preliminary and final plans. The bond for the project was reviewed and approved by the Public Works Committee.

Planners Arnold/Bull moved for a favorable recommendation to the Penn Township Board of Commissioners for SL24-14, 37 Industrial Drive - Yazoo Mills. Motion carried 5-0.

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 the existing lot. The property is located at 60 Radio Road in the R-15/HB Zones.

Township Engineer Bortner reminded the Commission that this plan corresponds to a previous zoning case approving a lot size increase in order to expand a veterinary clinic. This is the subdivision plan associated with that zoning request.

Taylor Althouse of Hanover Land Services, Inc., 555 Centennial Avenue, Hanover, presented a proposal to transfer just under half an acre from the Neiderer property to the veterinary property. The subdivision follows a special exception granted on June 11, 2024, to expand the existing animal hospital. The additional land extends back to the hedgerow and has been part of a series of subdivisions over time. The property fronts in Hanover Borough and they found it unnecessary to review the proposal, and the township engineer confirmed no issues. While the land is being added now, any future development, such as buildings or kennels, would require a separate land development plan. Any structural additions or modifications would need further approval. At this stage, the proposal is solely for property line adjustments.

Planners Rice/Mosier moved for a favorable recommendation to the Penn Township Board of Commissioners for SL24-15 – 60 Radio Road – Joann Neiderer. Motion carried 5-0.

Draft Zoning Ordinance – Discussion ensued regarding the Draft Zoning Ordinance. Planner Bull reviewed items in Article 6 and sought clarification between the specific regulation and the land use table. Those items are:

- Professional Offices – Shopping Commercial as a permitted use
- Funeral Home – Mixed use and corridor business

- Section 699 - Wireless Communications proposed increasing the Financial Security amount to \$125,000.
- Page 148 – Non-Tower Communication – proposed increasing the Financial Security amount to \$35,000.
- Section 652 – page 103 - Junkyards, item F – inspections will be performed by the Zoning Officer.

Zoning Officer LeFevre will make the recommended revisions, and distribute copies via email to the planners, with a printed copy provided for Planner Rice. All planners will have five days to review and suggest any necessary adjustments. After this review period, Zoning Officer LeFevre will submit the final version to the York County Planning Commission for review.

Public Comments: Penn Township Commissioner Mark Elksnis thanked the Planning Commission for their work on the draft zoning ordinance.

The meeting adjourned at 7:56 p.m.

Respectfully submitted,

Laura Klinefelter
Township Secretary