

PENN TOWNSHIP PLANNING COMMISSION
JANUARY 4, 2024

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, January 4, 2024. Also, present were planning members Ronald Arnold, Ronnie Bull, Michael Brown, Jeremy Shry, Michael Hoover, and Matthew Baile along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney.

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 7, 2023, Planning Commission minutes as submitted.

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

ZHB23-21- Homewood at Hanover, PA Inc., 425 Westminster Avenue, Hanover, PA 17331. The applicant is requesting a special exception to Sections 201.2 (Use Not Provided For), 203.2 (Use Regulations), 204.2 (Retirement Village), 203.2 (Model Home/Sales office), 627 (Model Home/Sales Office), and 635 (Retirement Village); a variance to Sections 203.2 (Use Regulations), 203.3 (Area and Bulk Regulations), 204.2 (Use Regulations), 204.3 (Building Height), 303.1 (Parking Requirements), 204.3 (Lot Coverage), 635(d) (Lot Coverage), and 635(h)(Proximity of Structures to Lot or Street Lines); and an interpretation of Sections 201.3 (Accessory Uses and Structures), 203.2 (Area and Bulk Regulations), 204.2 (Use Regulations), 635 (Retirement Village), 635(h) (Proximity of Structures to Lot or Street Lines), and 627 (Model Home and/or Sales Office) of the zoning ordinance, in order to develop the properties into a Retirement Village. The properties are located at 425 Westminster Avenue and 770 Frederick Street in the Highway Business zone, R-15 zone, and R-22 zone.

Attorneys Paul Minnich and Christopher Naylor were in attendance to present the request. Zoning Officer Smith provided the Board in addition to the application, zoning regulations and the definition of retirement village, and to pay attention to Section 635. He suggested to begin with the special exception requests, hear public comment and render a decision to approve/deny before proceeding to the variances.

Attorney Minnich made an opening statement and presented a notebook with exhibits. Karen Haines, executive director, gave some history of Homewood. She began employment 33 years ago when Homewood was built and was aware of the special exception granted at that

time. The mission is to provide multiple levels of continuum care and compassion to our seniors. The first exhibit was a plan detailing the buildings and layout of the Homewood complex. The second exhibit had an array of photographs depicting Homewood as it exists now with an on-site bank, library, pharmacy, aquatics room, wellness gym, dining area, convenient store, beauty salon, craft/sewing room, recreation area, cottages, duplex and triplex villas. There is a church on the campus. Residents raised the money and approved the church. It is a 55 and over campus. The average age is 83. More single occupancy than double.

Exhibit 3 is a heat map shows servicing primarily South Central Pennsylvania. Three facilities in PA and two in MD. All are Nonprofit. For the local community they have fundraised \$180,000 for the Greater PA Alzheimer's Association and those funds stay locally to help families in need to keep loved ones at home. Partner with churches to give unused medical supplies that is then delivered on mission trips outside the country. Homewood does provide subsidies to those who exhaust their finances, so they are not told they have to vacate when their funds are depleted. They fundraise yearly approximately \$200,000 benevolent funds. There are 35% to 40% of the residents only have Medicaid.

The new addition is needed because in this area approximately 25% are in the Silver Tsunami or Baby Boomer Era and will be turning 65 or older in the next couple of years. There are plans to take care of Plum Creek and storm water management. Talked about the need for more duplexes and plans to have carriage houses, which is new to Plum Creek. They would have garages and one or two floors. More villas to be added. A larger building with a common space for all of the residents to have entertainment and large gatherings and other amenities. With the new additions, it will remain one facility and focus on the retirement community.

Karen also testified the special exception 33 years ago aligns with the request today. The facility has been a good neighbor in the area. Karen is in touch with Chief of Police to ensure she is aware of issues, which is very few. The fire department also ensures safety to all residents, and this expansion will not detract from the neighborhood. Safety is a priority. The fire department would be able to service 69 feet building height and they have a letter from the fire chief. More single residents than double and some do not drive and, therefore, the need for parking is less. The current variance with buildings closer to the street line does not cause issues or concerns and would like to have the same for the new addition.

The community center is the highest building presently. Questions from the board were about the special exceptions requested 33 years ago, the height of the current and proposed buildings and are they and will they have sprinklers? Yes.

Justin Doty, project civil engineer, testified 69 feet is the maximum height. Carriage house have proposed height of 50 feet. A little more than half of the units will be over 35 feet high.

Zoning Officer Smith asked about salon and convenient store is a use not permitted in either zone, why should they be allowed? Attorney Minnich addressed the question stating

because most of the residents have limited mobility, and the allowance of these amenities are very common in a retirement village. These are an accessory to the retirement community. These are not general services for people in the general community. A commercial use permitted within the community.

Zoning Officer Smith asked about parking. Not only parking for the residents, but also visitors.

Zoning Officer Smith asked if this eventually was going to be one big lot or remain separate lots. Attorney Minnich indicated a decision has not been made. May go with a reverse subdivision, but unsure.

Zoning Officer Smith asked about the dwelling types proposed, multi-story independent units. However, carriage homes, villas and single detached homes are not permitted, but you are not asking for variance. They are not mentioned in retirement definition.

There was discussion involving the height variance request. If that is not granted, there would be a reduction in the proposed number of units and profitability. The facility is unable to go out further on land and hence to achieve the density desired, the proposal consists of buildings higher than the ordinance allows. Homewood does own 150 acres in Penn Township and Conewago Township, Adams County. A rezoning application and use variance would be required and those discussions have not been very receptive by those boards. In Penn Township a special exception/dimensional variances are needed and more density to maximize the opportunity. If Conewago does not provide relief, then the road stops at that point on the plans.

Attorney Naylor questioned Justin Doty. Justin began by highlighting his education and qualifications in civil engineering and land development. Also, his familiarity with Penn Townships ordinances and the land development plans.

The present campus access is on Westminster Avenue exclusively and has internal roads. The entire project is comprised of four parcels. Some of which is in Penn Township, some in Conewago. There will be additional privately maintained roads, meeting the township's road requirements. A proposed access would be on Frederick Street. There was a scoping meeting with PennDOT to determine traffic impact. There is an agreement to a traffic impact study at the proposed intersection and several other intersections nearby to be studied. Project will be served by public water and sewer as it is today. The buildings will have a sprinkler system.

Project density is driven by the limited amount of space in the triangular-shaped lots, proximity to floodplains and the need for storm water management. There is a small section of cottages on the right-hand side. Retirement village is a mixed of cottages and villas or different labels for dwelling units. Villas, slightly higher density, rows of 5 or 6. Cottages are higher

density located with the current cottages. Carriage house or condo, some common space within it, but not large like the larger community.

635 -lot coverage shall not exceed 35%. Variance request would be 37 one-half%. Triangular lot shape, streets, floodplain, and limited lot space. Comparable to the existing facility.

Required Parking – One and one-half spaces per dwelling unit. Variance request for 1.25 spaces per dwelling unit. Exhibit 8 – ITE manual with traffic data for trip generation analysis. This factors in all parking related to the retirement campus and not just for residents. After collection of all the data, an average of 1.09 parking space per dwelling unit is recommended in this type of facility.

The question was presented about where is the parking spaces currently at in the retirement community? Does the facility meet the current parking requirements? Ms. Haines stated that each resident has a parking space identified for them in front of their living unit. They can have another in another area.

Zoning Officer Smith commented that residents of the villas added to their driveways to have more parking. Ms. Haines was not aware of those requests. The current villas have garages and driveways. The proposed villas have parking in front.

Zoning officer Smith asked for clarification 25% lot coverage with shrubbery, the applicant said they would meet that and possibly exceed 25%.

The question was presented why are we viewing this as one when there are two triangular lots? Zoning Officer Smith discussed this with the solicitor, who clarified it can be on one application. Lot coverage is based on overall and not by each parcel. The lot coverage is to be viewed how they are presenting it.

No structure shall be closer than 50 feet to any lot or street line. Existing community is closer to maintain the village feel. A dimensional variance request. Also, easier for fire apparatus if it is closer to the street. Planners wanted the engineer to point out each building where the request is intended and he wasn't able to at first, but most of the villas are within 12 feet or so of the main road.

Traffic impacts on the proposed projects. Scoping mechanism with PennDOT. Other connecting intersections are involved. One house will be torn down to provide access to Frederick Street.

Exhibit 6 is a letter from the Fire Chief and picture of the fire truck depicting the ladder to access up to 69 feet high building, which is at the top of the pitched roof (peak). Although there was an oversight with 40 feet in depth and 20 feet would be sufficient.

The recreational building or multipurpose space containing all the amenities is for the residents and is considered accessory use and is very common among retirement communities. The marketing suite is on campus now and will be moved to a new building and is available for potential clients and their families to be informed about Homewood. It is akin to the director's office.

Zoning Officer Smith asked about multipurpose? Is that a use not provided for? What happens or functions in this space? Ms. Haines testified there would be different things such as yoga, devotions, crafting program, speaker, a show, two rooms or one room or several rooms for several events simultaneously.

Ultimate relief, common space is a use not provided for. Is it compatible or similar with anything in the zone? Applicant is indicating it is an accessory use. Is residential multipurpose space and common space the same? They are similar. They want to have concerts free to residents, picnics, a dance night, putting puzzles together, movie night, and such.

Commissioner Brown mentioned a possible precedent for the building height. Do not want high-rise apartment buildings in the township. Also made a recommendation to vote on the special exception criteria first.

Public Comment: Patricia Miller, Morning Glory Drive, lives at Homewood and said it is a great community. They are going to take the home attached to her home down. The concept plan said they were going to eliminate sidewalks and very concerned about the roadway up against her house. Residents walk the campus and ride bicycles. With no sidewalks people would be walking the street and they do not look back for traffic. Also concerned about water runoff. Retention ponds take care of the water runoff and the water is moving and not just standing, which causes mosquitoes. The only parking concern is continued care and maybe cottages. Fire safety concerns to have a slide for safety. Most residents have one vehicle and a golf cart. Some have two vehicles in the villas. Visitors park in driveways or along the road.

Civil engineer stated there is no roads at the cottages. It is just a big parking lot. There is a lot of storm water management because they do not want flooding in these facilities. Only one area where there is not a sidewalk because they thought it was redundant.

Planners Hoover/Brown moved for an unfavorable recommendation to the applicant's request to the Penn Township Zoning Hearing Board on case ZHB23-21- Homewood at Hanover, PA Inc., 425 Westminster Avenue, Hanover, PA 17331. The applicant is requesting a special exception to Section 635 (Retirement Village) as it does not meet density, lot coverage, parking and design. Motion carried on a 7-0 vote.

The following were not address by the Planning Commission:

201.2 (Use Not Provided For), 203.2 (Use Regulations), 204.2 (Retirement Village), 203.2 (Model Home/Sales office), 627 (Model Home/Sales Office), and a variance to Sections 203.2 (Use

Regulations), 203.3 (Area and Bulk Regulations), 204.2 (Use Regulations), 204.3 (Building Height), 303.1 (Parking Requirements), 204.3 (Lot Coverage), 635(d) (Lot Coverage), and 635(h)(Proximity of Structures to Lot or Street Lines);and an interpretation of Sections 201.3 (Accessory Uses and Structures), 203.2 (Area and Bulk Regulations), 204.2 (Use Regulations), 635 (Retirement Village), 635(h) (Proximity of Structures to Lot or Street Lines), and 627 (Model Home and/or Sales Office)

Review and make recommendations on waiver and exoneration requests:

Hanover Land Services, Inc. on behalf of Jason L. & Diana E. Shoe, are requesting a waiver to Section 509(a) Lots and Lot Sizes of the Penn Township Subdivision and Land Development in regard to their land development plan. The property is located at 1750 Youngs Road.

This matter was tabled until next month.

The planners reviewed and made recommendations on the following 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, Elsnor 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 Elsnor 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.**

SL22-12- HOLLAND CONSTRUCTION -100 BLETTNER AVE, Site Design Concepts, Inc., 127 W. Market Street, Suite 100, York, PA 17401. A Preliminary/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.**

SL23-04- 820 HERSHEY HEIGHTS ROAD – SMALL & RINKER, Hanover Land Services, Inc., 585 McAllister Street, Hanover, PA 17331. A Final Add-On Subdivision Plan was submitted in order to reverse subdivide two parcels. The property is located at 820 Hershey Heights Road in the R/C zone. **There was no action taken on this plan.**

SL23-05- MAITLAND INVESTMENT CORPORATION- 630 WESTMINSTER AVENUE, Hanover Land Services, Inc. PO Box 471, Hanover, PA 17331. A Preliminary/Final Subdivision Plan was submitted in order to subdivide to create five new lots off of the existing parcel. The property is located at 630 Westminster Avenue in the R-15 and R-22 zones. **There was no action taken on this plan.**

SL23-06- 50 BAUGHER DRIVE- RITA MARTIN, SLS & Geomatics, 108 Longstreet Drive, Gettysburg, PA 17325. A Final Subdivision Plan, Lot Consolidation, was submitted in order to consolidate two lots. The property is located at 50 Baugher Drive in the R-15 zone. **There was no action taken on this plan.**

SL23-07- WAWA FOOD MARKET AND FUELING STATION, Dynamic Engineering Consultants, PC/Dynamic Survey LLC, 1904 Main Street, Lake Como, NJ 07719. A Resubdivision/Final Land Development Plan was submitted in order to construct a Wawa Food Market & Fueling Station. The property is located at 1007 Baltimore Street in the S/C zone. **There was no action taken on this plan.**

SL23-08- 1750 YOUNGS ROAD – JASON L & DIANA E. SHOE, Hanover Land Services, Inc., PO Box 471, Hanover, PA 17331. A Preliminary-Final Subdivision Plan was submitted in order to subdivide an existing lot into two lots. The property is located at 1750 Youngs Road in the R-40 zone. **There was no action taken on this plan.**

The meeting was adjourned at 9:34 p.m.

Respectfully submitted,

Christine M. Myers, RPR

**PENN TOWNSHIP PLANNING COMMISSION
FEBRUARY 1, 2024**

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, February 1, 2024. Also, present were planning members Ronald Arnold, Matthew Baile, Michael Brown, Ronnie Bull, Michael Hoover and Jeremy Shry, along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney.

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 4, 2024, Planning Commission minutes as submitted.

Zoning Officer Smith announced that members of the Planning Commission were given copies of the draft Zoning Ordinance with the changes made to date.

The planners received the following zoning appeal and made the following recommendations: There were none.

Review and make recommendations on waiver and exoneration requests:

Hanover Land Services, Inc. on behalf of Jason L. & Diana E. Shoe, are requesting a waiver to Section 509(a) Lots and Lot Sizes of the Penn Township Subdivision and Land Development in regard to their land development plan. The property is located at 1750 Youngs Road.

Kris Raubenstine from Hanover Land Services, Inc. presented the request. He indicated that the property is situated on the western side of Youngs Road, northwest of the intersection of Youngs Road and Moulstown Road. The proposed plan involves a two-lot subdivision, with an existing residence and outbuilding already situated on the property. The objective is to maintain both parcels under the clean and green status, ensuring each lot remains at least 10 acres to comply with the status requirements. The configuration of the lot lines will be adjusted to ensure compliance with the required setbacks. The property owner intends to construct a new residence and repurpose the existing home for visiting family members. Planner Hoover voiced concern regarding potential future development of the property. Mr. Raubenstine reassured the Commission that development beyond the current plan is not the intention. Any such future plans would necessitate approval from the Planning Commission.

Planners Hoover and Bull motioned for a favorable recommendation to the Penn Township Board of Commissioners regarding a waiver to Section 509(a) Lots and Lot Sizes of the Penn Township Subdivision and Land Development Ordinance, concerning Jason L. & Diana E. Shoe. This recommendation comes with the condition that the property's enrollment in the

clean and green program is verified, and the deeds explicitly specify that the lots will maintain a minimum of ten acres each. Motion carried on a 7-0 vote.

DC Gohn Associates, Inc. on behalf of Yazoo Mills, are requesting a waiver to Section 405, Plan Scale, in regards to their Preliminary Land Development Plan. The property is located at 37 Industrial Drive.

Township Engineer Bortner noted that there is no representative present to address the waiver request. Some members expressed a preference for representation, but Planner Hoover indicated that the request is administrative in nature and raised no concerns. Engineer Bortner elaborated that the ordinance mandates plans to be submitted in either a 50 or 100 scale to fit on a 24x26 piece of paper, while the request is to submit at a 60 scale. Engineer Bortner expressed no objections to the request.

Planners Arnold/Brown moved for a favorable recommendation to the Penn Township Board of Commissioners regarding a waiver to Section 405, Plan Scale of the Penn Township Subdivision and Land development Ordinance, concerning Yazoo Mills. Motion carried on a 7-0 vote.

The planners reviewed and made recommendations on the following 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.**

SL22-12- HOLLAND CONSTRUCTION -100 BLETTNER AVE, Site Design Concepts, Inc., 127 W. Market Street, Suite 100, York, PA 17401. A Preliminary/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.**

SL23-04- 820 HERSHEY HEIGHTS ROAD – SMALL & RINKER, Hanover Land Services, Inc., 585 McAllister Street, Hanover, PA 17331. A Final Add-On Subdivision Plan was submitted in order to reverse subdivide two parcels. The property is located at 820 Hershey Heights Road in the R/C zone. **There was no action taken on this plan.**

SL23-05- MAITLAND INVESTMENT CORPORATION- 630 WESTMINSTER AVENUE, Hanover Land Services, Inc. PO Box 471, Hanover, PA 17331. A Preliminary/Final Subdivision Plan was submitted in order to subdivide to create five new lots off of the existing parcel. The property is located at 630 Westminster Avenue in the R-15 and R-22 zones. **There was no action taken on this plan.**

SL23-06- 50 BAUGHER DRIVE- RITA MARTIN, SLS & Geomatics, 108 Longstreet Drive, Gettysburg, PA 17325. A Final Subdivision Plan, Lot Consolidation, was submitted in order to consolidate two lots. The property is located at 50 Baugher Drive in the R-15 zone.

Mr. Zlatko Steven Petrovic, from SLS & Geomatics presented this plan. The property owner is requesting to combine two land locked parcels into one for tax purposes. Engineer Bortner has no issues with the request.

Planners Hoover/Bull made a favorable recommendation to the Penn Township Board of Commissioners on SL23-06 – 50 Baugher Drive-Rita Martin. Motion carried on a 7-0 vote.

SL23-07- WAWA FOOD MARKET AND FUELING STATION, Dynamic Engineering Consultants, PC/Dynamic Survey LLC, 1904 Main Street, Lake Como, NJ 07719. A Resubdivision/Final Land Development Plan was submitted in order to construct a Wawa Food Market & Fueling Station. The property is located at 1007 Baltimore Street in the S/C zone.

Engineer Bortner emphasized that the plan being presented is the final version, and they are seeking approval as they submitted their bond before the meeting. Planner Brown sought clarification about the fence along Baltimore Street. Engineer Bortner responded that the matter has been resolved. Zoning Officer Smith further explained that the structure in question did not meet the definition of a fence; rather, it serves as a necessary safety barrier.

Zoning Officer Smith informed the board that the zoning permits have been submitted and approved. Contractor information has been received, but further progress is pending the receipt of the recording slip. Additionally, Mr. Joseph Mizrahi, Paramount Realty, mentioned that the current sheds on the lot are currently in the process of being relocated.

Planners Brown/Hoover made a favorable recommendation to the Penn Township Board of Commissioners on SL23-07 WAWA Food Market and Fueling Station. Motion carried on a 7-0 vote.

SL23-08- 1750 YOUNGS ROAD – JASON L & DIANA E. SHOE, Hanover Land Services, Inc., PO Box 471, Hanover, PA 17331. A Preliminary-Final Subdivision Plan was submitted in order to subdivide an existing lot into two lots. The property is located at 1750 Youngs Road in the R-40 zone.

Mr. Kris Raubenstine, Hanover Land Services, Inc, represented this plan. The members had no additional questions regarding this plan.

Planners Hoover/Bull made a favorable recommendation to the Penn Township Board of Commissioners on SL23-08 1750 Youngs Road – Jason L. & Diana E. Shoe. Motion carried on a 7-0 vote.

SL24-01- 40/60 BOWMAN ROAD, Shaw Surveying, P.O Box 114, 30 W. Main Street, New Freedom, PA 17349. A Final Subdivision Plan, Lot Consolidation, was submitted in order to consolidate two lots. The property is located at 60 & 40 Bowman Road in the R-8 zone. **There was no action taken on this plan.**

SL24-02- 37 INDUSTRIAL DRIVE- YAZOO MILLS, DC Gohn Associates, 32 Mount Joy Street, Mount Joy, PA 17552. A Preliminary 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 – Zoning Officer Smith explained for the new planning members, that the previous members had been addressing conflicts that were identified. An email dated September 7 was circulated to members containing a list of items requiring clarification, and the current draft has been updated to address some of those issues. Members inquired whether the list could be sent to the new members to continue discussions at the next meeting.

Planner Hoover suggested that the new members engage in a discussion with the Board of Commissioners regarding the possibility of hiring a professional to review the draft zoning ordinance, with subsequent review by the solicitor.

Public Comments: There were none.

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Donna M. Sweeney
Recording Secretary

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

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, March 7, 2024. Also present were planning members Matthew Baile, Michael Brown, Ronnie Bull, Michael Hoover, and Jeremy Shry, along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney. Planner Ron Arnold 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 February 1, 2024, Planning Commission minutes as submitted.

Zoning Officer Smith announced that members of the Planning Commission were given copies of the draft Zoning Ordinance with the changes made to date.

The planners received the following zoning appeal and made the following recommendations: There were none.

Review and make recommendations on waiver and exoneration requests: There were none.

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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.**

SL23-08- 1750 YOUNGS ROAD – JASON L & DIANA E. SHOE, Hanover Land Services, Inc., PO Box 471, Hanover, PA 17331. A Preliminary-Final Subdivision Plan was submitted in order to subdivide an existing lot into two lots. The property is located at 1750 Youngs Road in the R-40 zone. **There was no action taken on this plan.**

SL24-01- 40/60 BOWMAN ROAD, Shaw Surveying, P.O Box 114, 30 W. Main Street, New Freedom, PA 17349. A Final Subdivision Plan, Lot Consolidation, was submitted in order to consolidate two lots. The property is located at 60 & 40 Bowman Road in the R-8 zone.

Mr. Rick Payne, 40 Bowman Road, property owner, represented this plan. Engineer Bortner stated that the plans presented to the Commission are the revised versions, addressing the depth of the sanitary sewer. The address has been corrected to 40 Bowman Road, the notarized statement remains outstanding, there's a correction to the signature block addressing the Board of Commissioners, Zoning Officer Smith's comment on 40 Bowman Road at the bottom, and the non-building waiver have been removed. Engineer Bortner noted that once the Commission reviews the plan, it needs to be signed by the property owner.

Mr. Payne reported that currently, there is a structure on 40 Bowman, while 60 Bowman is vacant and is where the proposed garage would be placed. Consolidation would allow this plan to meet the required setbacks for the proposed attached garage. The property is residential, and the current outbuildings will remain and be used for personal storage. Zoning Officer Smith added that the property was in terrible condition, and Mr. Payne's efforts to clean up the property and with the proposed plan represent a significant improvement.

Planners Hoover/Brown moved for a favorable recommendation to the Penn Township Board of Commissioners on SL24-01 – 40/60 Bowman Road. Motion carried on a 6-0 vote.

SL24-02- 37 INDUSTRIAL DRIVE- YAZOO MILLS, DC Gohn Associates, 32 Mount Joy Street, Mount Joy, PA 17552. A Preliminary 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.**

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.

Mr. Tom Englerth, from Site Design Concepts, Inc., represented this plan. Engineer Bortner stated that the preliminary plan was approved by the Board of Commissioners on January 15, 2024. This is the final plan, and bonding went through the Public Works Committee meeting earlier this week. His comments are bond-related and have been addressed. Zoning approved the industrial use in the Apartment/Office Zone. This plan encompasses both Penn Township and Conewago Township, with the property being taxed in Conewago Township. Conewago Township has approved the plan, and it is currently awaiting Penn Township approval. Mr. Englerth reported that all approvals, besides from Penn Township, have been received. He was questioned on the intended use, and he believes it will be for warehousing. Planner Hoover inquired if there were any proposed improvements for Blettner Avenue. Engineer Bortner stated that there is a large food manufacturer being built on Blettner Avenue and a traffic study was conducted at that time. He mentioned major issues with the intersection of Blettner Avenue and Frederick Street but considered off-site improvements. They will not contribute to improvements at this time. Currently, there is curbing at the site, and Penn Township does not require sidewalks in the Industrial Zone.

Planners Brown/Bull moved for a favorable recommendation to the Penn Township Board of Commissioners for SL24-03 – Holland Construction – 100 Blettner Avenue. Motion carried on a 6-0 vote.

SL24-04- SOUTH HEIGHTS MANOR, LP - 116 ONYX DRIVE, Hanover Land Services, Inc., 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Final Subdivision Plan was submitted in order to subdivide an existing lot into two lots. The property is located at 116 Onyx Drive in the R-22 zone. **There was no action taken on this plan.**

Draft Zoning Ordinance – Questions arose regarding whether the AO Zone remains in the draft Ordinance. Zoning Officer Smith stated that it should be shown on the map. He will forward copies of both the current and proposed Zoning Maps for the Township.

Planner Hoover proposed a motion for professional oversight to review and revise the draft Zoning Ordinance. He further explained that legal consultation should be obtained to review the language, and a land planner should assess the proposed changes. Further discussion ensued, but no action was taken.

After in-depth discussion on the following sections of the draft Zoning Ordinance, the following changes were proposed:

Bed and Breakfast

Section 212 Land Use Table and Section 610 allowed by Special Exception in the R10 and Mixed-Use Zones

Urban Agriculture/Livestock Personal

Section 212 Land Use Table and Section 694 allowed by Special Exception in the R40 and Rural Conservation Zones

Animal Hospital

Section 212 Land Use Table and Section 605 allowed by Special Exception in the Shopping/Commercial, Mixed-Use, Commercial/Business, and the Rural Conservation Zones

Public Utility Building and Structure

Section 212 Land Use Table and Section 675 allowed by Special Exception in all Zones

Utilities Supplemental Wind

Section 212 Land Use Table and Section 695 allowed Accessory Use in all Zones.

Eliminate A2 from Section 695

Have solicitor review to allow a height restriction.

Night Clubs and Taverns

Section 212 Land Use Table and Section 665 allowed by Special Exception in Shopping/Commercial, Commercial/Business, and Mixed-Use Zones.

Public Comments: There were none.

The meeting was adjourned at 8:53 p.m.

Respectfully submitted,

Donna M. Sweeney
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
APRIL 4, 2024

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, March 7, 2024. Also present were planning members Ron Arnold, Matthew Baile, Michael Brown, Ronnie Bull, Michael Hoover, and Jeremy Shry, along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney.

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 March 7, 2024, Planning Commission minutes as corrected.

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

ZHB24-01- 333 Realty, LLC, c/o Buck M. Stuckey, Sole Member represented by Barley Snyder, 100 East Market Street, York, PA 17401. The applicant is requesting a special exception to Section 407.2 (Expansion and Alteration); a variance to Section 400.1 (Front Setbacks from Major or Minor Arterials) and Section 300.3 (Fences & Walls); and an appeal to a previous Zoning Hearing Board Decision in order to construct an addition and a fence to an existing assisted living home. The property is located at 3101 Grandview Road in the R-15 Zone.

Attorney Stacey MacNeal from Barley Snyder, Kevin Barnes from Group Hanover, Inc., and Mr. Bucky Stuckey, the property owner, were in attendance to present the request.

A question was posed to Zoning Officer Smith and the board regarding whether it would be best for the board to decide on the appeal. This is because if the appeal is denied, there would be no reason to hear the proposal on the special exception and variance requests. Attorney MacNeal noted that there is procedural uncertainty regarding whether to submit the request as an appeal on a decision made by the Zoning Hearing Board in 2005 or as a variance request, as discussed between Mr. Kevin Barnes, GHI, and the Zoning Officer.

Planner Hoover clarified that the zoning decision from 2005 clearly prohibits any additional expansion of the non-conforming use. Upholding this decision means there's no need to consider the presentation. Therefore, there's no requirement for the board to review their proposal, as the decision made in 2005 remains valid due to the board's stance against further expansion of the nonconforming use.

Attorney MacNeal clarified that the current owner is not looking to expand the use. The previous use was for 41 residents, and they are proposing to decrease it to 40 residents. The applicant is requesting zoning relief to allow a de minimis 263 square foot addition in order to make renovations to provide code-compliant restrooms and kitchen facilities. Currently, there are

no ADA accessible bathrooms. That was not an issue in 2004 but has become an issue today. Mr. Stuckey, the new owner, is in the process of doing interior work to update and make the facility more "homey" for the residents.

The question arose as to why Mr. Stuckey can't make the proposed improvements under the 2005 conditions within the current facility. Attorney MacNeal explained that there are several factors involved in installing the restrooms and configuring them according to the building's design. She noted that under Pennsylvania case law, if considering this as a variance, de minimis variances do not necessitate demonstrating hardship or meeting the other criteria typically required for variances.

Zoning Officer Smith stated that they have already applied for building permits for the interior improvements. He clarified that his understanding is that the expansion in the front is for a dining area, which is not what the application is for. Attorney MacNeal countered by stating that the expansion will indeed include the dining area. She explained that when expanding the restrooms, the dining area will be lost to the expansion. Therefore, to maintain the dining area, an additional 236 square feet is needed.

Mr. Buckey stated that in 2004, there were no ADA requirements for walkers and wheelchair accessibility. He is striving to make the facility homier, as it still resembles a church, its previous use. He is seeking a variance to install a six-foot fence in the front yard for the safety of the residents. He mentioned instances where residents have wandered out in the middle of the night, necessitating safety precautions. The request for the dining room extension is because they need to expand the bathroom on-site to accommodate walkers and wheelchairs. They must be able to wheel residents into showers. He clarified that he is not seeking to add residents but is instead requesting a nice porch and an extension of the dining area to make the bathrooms ADA compliant. Additionally, he plans to extend the kitchen to accommodate the residents.

Zoning Officer Smith reported he had previously questioned the Zoning Hearing Board solicitor as to whether the 2005 decision could be overturned. The solicitor confirmed that the current Board can overturn the decision. Planner Hoover stated that he understood and that the current Board of Commissioners had the right to appeal any decision the Zoning Hearing Board would make.

Commissioner Brown asked why they are adamant for the six-foot fence in the front yard. Attorney MacNeal stated the Mr. Stuckey has owned the property for about a year and has a memory care certificate for this assisted living facility and has had people that have wandered down to the street. The fence would be an added safety precaution to allow residents to sit out on the front lawn. Zoning Officer Smith asked if they could meet the State's criteria of the site distance of the driveway to the road. Mr. Stuckey said absolutely, there is nothing on either side, and they are proposing to install a 6 foot see through rod-iron fence. Mr. Barnes reported that the fence is proposed outside of the clear sight triangle as part of the land development plan, the location of the fence will be an item for review and can provide a copy of the clear sight distance calculations.

Chairman Smith asked the board if they would like to look at the entire application request, Ronnie Bull agreed. The board decided to look at each request separately.

Planner Brown made a favorable recommendation to the Zoning Hearing Board to bring the facility into compliance with ADA accessibility requirements, contingent upon the condition that there will be no further additions to the building for any additional type of residential housing, referencing Section 407.2 (Expansion and Alteration) in the case of ZHB24-01-333 Realty, LLC, represented by Buck M. Stuckey as the sole member.

Planner Hoover seconded the motion for discussion purposes only. During the discussion, Planner Hoover sought clarification regarding the scope of the board's vote, emphasizing whether the vote pertained solely to Section 407.2. He emphasized that by approving Section 407.2, the board effectively ruled in favor of the applicant on the appeal.

Planners Arnold and Brown further explained the necessity for the Zoning Hearing Board to be informed of the Planning Commission's recommendations, particularly in relation to the potential outcome of the appeal.

Zoning Officer Smith provided additional context, indicating that if the Commission approves Section 407.2, it will automatically grant approval for the variance to Section 400.1 (Front Setbacks from Major or Minor Arterials). He clarified that the required setback for major or minor arterials is 50 feet, whereas the current setback stands at only 35 feet. Mr. Barnes elaborated that the building currently sits at 42-43 feet, and with the proposed addition, it would meet the zoning district requirements but not the setback modification section.

Planner Hoover then requested a roll call vote:

On the motion for a favorable recommendation to the Penn Township Zoning Hearing Board to bring the facility into compliance with ADA accessibility requirements, contingent upon the condition that there will be no further additions to the building for any additional type of residential housing, in case ZHB24-01-333 Realty, LLC, c/o Buck M. Stuckey, sole member, Section 407.2 (Expansion and Alteration) in order to construct an addition as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried 4-3 with Planners Brown, Bull, Shry, and Smith voted in favor, and Planners Arnold, Baile, and Hoover casting the dissenting votes.

Zoning Office Smith stated with the approval Section 407.2, that decision approved the variance request for Section 400.1 (Front Setbacks from Major or Minor Arterials)

Planners Brown/Arnold moved for an unfavorable recommendation to the Penn Township Zoning Hearing board in case ZHB24-01-333 Realty, LLC, c/o Buck M. Stuckey, sole member, for a variance to Section 300.3 (Fences & Walls), as it does not meet the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 6-1 vote, with Planner Bull casting the dissenting vote.

ZHB24-02- Daman, Ryan S. represented by Roberto Ugarte, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331. The applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to operate a motorcycle /ATV repair shop / storage facility. The property is located at 502 Meade Avenue in the R-8 Zone.

Zoning Office Smith reported that Attorney Ugarte submitted a letter stating a conflict with the meeting this evening and the date of the Zoning Hearing Board, therefore requesting an extension until the May Planning and Zoning meeting.

Planners Hoover/Bull made a favorable recommendation to extend the request until next month's meeting. Motion carried 7-0.

Review and make recommendations on waiver and exoneration requests:

RGS Associates, on behalf of LCBC Hanover, is requesting a waiver to Section 405 (Final Plan Scale), Section 505.C. and 505.K.(1) (Existing Road Frontage and Sidewalk), Section 505.K. (Curbs), Section 605 (Bufferyard Along Arterial Street), Section 268-12 (Volume Controls) and Section 268-15.B(3) and Section 268-15.B(4)(a) (Additional Stormwater Management Design Standards) of the Penn Township Subdivision and Land Development Ordinance in regards to their Final Land Development Plan. The property is located at 37 Industrial Drive.

Township Engineer Bortner recommended postponing discussion until the request is represented. The Commission agreed.

The planners reviewed and made recommendations on the following 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.**

SL24-02- 37 INDUSTRIAL DRIVE- YAZOO MILLS, DC Gohn Associates, 32 Mount Joy Street, Mount Joy, PA 17552. A Preliminary 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.**

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.**

SL24-04- SOUTH HEIGHTS MANOR, LP - 116 ONYX DRIVE, Hanover Land Services, Inc., 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Final Subdivision Plan was submitted in order to subdivide an existing lot into two lots. The property is located at 116 Onyx Drive in the R-22 zone. **There was no action taken on this plan.**

SL24-05- LCBC HANOVER – 1504 BROADWAY, RGS Associates, Inc., 53 W. James Street, Ste 101, Lancaster, PA 17603. A Final Land Development Plan was submitted in order to construct an addition to an existing house of worship. The property is located at 1504 Broadway. **There was no action taken on this plan.**

SL24-06- SNYDERS-LANCE – 1401 YORK STREET & YORK STREET (UN-ADDRESSED), Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Preliminary-Final Subdivision Plan was submitted in order to subdivide two existing lots into three lots. The property is located at 1401 York Street & York Street (un-addressed) in the R-15 and I Zones. **There was no action taken on this plan.**

Draft Zoning Ordinance –

After in-depth discussion on the following sections of the draft Zoning Ordinance, the following changes were proposed:

Retirement Home/Village

Section 212 Land Use Table allowed by Special Exception in the R-10 Urban Residential, R-15 suburban Residential and Mixed-Use Zones.

Concentrated Animal Feeding Operation

Section 212 Land Use Table and Section 624 allowed by Special Exception in the Industrial Zone

Public Comments: There were none.

The meeting was adjourned at 8:36 p.m.

Respectfully submitted,

Donna M. Sweeney
Recording Secretary

**PENN TOWNSHIP PLANNING COMMISSION
MAY 2, 2024**

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, May 2, 2024. Also present were planning members Ron Arnold, Matthew Baile, Michael Brown, Ronnie Bull, and Michael Hoover, along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney.

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 April 4, 2024, Planning Commission minutes as submitted.

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

ZHB24-02- Daman, Ryan S. represented by Roberto Ugarte, Becker Law Group, P.C., 529 Carlisle Street, Hanover, PA 17331. The applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to operate a motorcycle /ATV repair shop / storage facility. The property is located at 502 Meade Avenue in the R-8 Zone.

Zoning Officer Smith reported that Mr. Daman has been conducting business operations on this property for an extended period. He issued a notice of violation, followed by a citation to the York County District Court. Officer Smith mentioned that the property previously served as a youth center in the late 1960s to early 1970s. Subsequently, the property was sold but remained vacant until Mr. Daman acquired it in August 2023.

Attorney Roberto Ugarte, Becker Law Group, represented this case. Mr. Ugarte clarified that Mr. Daman is not operating a repair shop; he is in the business of buying, selling, and storing the vehicles at this facility. He emphasized that prospective buyers typically do not visit the property, and sales are mostly facilitated online. Images of the property and surrounding area were provided for reference, highlighting its detached garage-like structure. It was noted that the property was located near a fitness facility and a salon operating out of a residential home, implying compatibility with other nearby uses.

Concerns were raised regarding noise complaints as this was how it was brought to Zoning Officer Smith's attention and the impact on traffic safety due to loading and unloading vehicles as there are children in the area, the property is located on a corner and causes a traffic sight issue. Mr. Daman assured the Commission that he was open to adhering to any restrictions imposed to address these concerns. He also acknowledged the need to mitigate any disruption to the neighborhood.

The Commission deliberated on potential restrictions, including setting specific hours of operation, and regulating vehicle movement on the street. Mr. Daman expressed willingness to comply with these measures to ensure harmonious coexistence with the community.

Ms. Carolyn Boyle, whose sister resides close to the property, raised concerns about traffic safety and noise pollution resulting from the loading and unloading of vehicles.

Suggestions were made regarding setting clear guidelines for operational hours and traffic management.

Mr. Daman reported that he was renting the property prior to the purchase and was not made aware of any limitations on the use of the property. Mr. Daman resides in York, and when asked why Meade Avenue, he responded that he could not find a building that was big enough to store the vehicles. He added that he found the property as he was in the area and the property was listed for rent.

Planners Hoover/Bull moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB24-02 Daman, Ryan S., requesting a special exception to Section 322 (Uses Not Provided For) in order to operate a motorcycle/ATV storage facility as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e) with the following conditions:

1. All vehicles to be stored inside
 2. No riding on the street
 3. No onsite repairs
 4. No loading/unloading on the street
 5. Revisit the case in one year
 6. Hours of operations are not to exceed: M-F 8 am – 7 pm and S-S 11 am - 6 pm
- Motion carried on a 5-1 vote, with Planner Brown dissenting.

ZHB24-03- Free, Lindsay, 575 South Franklin Street, Hanover, PA 17331. The applicant is requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct an accessory building which does not meet the rear setback requirements. The property is located at 575 South Franklin Street in the R-15 Zone.

Mr. John Kuchtiak, who resides at this address with Ms. Free represented this request. He reported he is proposing to construct a building for storage, which would be positioned 10 feet from the rear and 12 feet from the side. This variance is necessary due to the zoning regulation of a 30-foot set-back. The property is located on a dead-end street leading to the cemetery, with R15 zoning, previously R5.

The purpose of the new building is to accommodate their growing family's storage needs. With five children, four of whom still reside at home, they've outgrown their current living space. The existing garage, primarily used for storage, will be repurposed into additional living space, necessitating the need for a separate storage structure.

Currently, there's an existing building on the property, serving as a makeshift woodshed, closer to the property line than the proposed new building. The proposed building placement would actually reduce the non-conforming use, as it would be set back 10 feet from the property line.

The proposed building will have a height of 10 feet under truss, reaching approximately 14 feet at its peak. He stated he is willing to adhere to a setback of 10 feet and commit to removing the existing building. The building is intended mainly for storage, it will not be used for parking vehicles. Access to the building will primarily be from the house itself, although it can be accessed through an alley off South Franklin Street, which transitions from stone to

grass towards the rear. While this alley is not heavily used by neighbors, most traffic accessing the property comes from Lafayette Street.

Planners Arnold/Hoover moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB24-03 Free, Lindsay, requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct an accessory building as it meets the requirements for a variance as set forth in section 502.3 a) thru f), providing the existing shed be removed. Motion carried 6-0.

ZHB24-04-Marsh, John, 8 Allen Drive, Hanover, PA 17331. The applicant is requesting a variance to Sections 203.3 (Area and Bulk Regulations) and 300.2 (Accessory Structure Nonattached) in order to construct a 2-car garage which does not meet the side setback requirements. The property is located at 8 Allen Drive in the R-15 Zone.

Mr. John Marsh, the property owner, represented this case. He reported the garage will not be attached to the existing house due to utility placements, specifically gas, electric, and cable, located at the corner of the house. Consequently, the setback requirements of 12 feet cannot be met with the proposed structure.

The property is situated in an R15 zone, with a setback requirement of 12 feet, previously 10 feet in the Colonial Hills development. However, the proposed garage dimensions are based on standard specifications rather than custom alterations due to specific lot dimensions.

The garage is proposed to be 9 feet 4 inches from the rear property line and is crucial as the property has unique dimensions. The proposed garage is a metal building, and dimensions align with the character of the neighborhood and have received positive feedback from neighbors.

Regarding the property's layout, it's irregular, with a longer backyard and a shorter front yard. Despite its unconventional shape, the proposed garage will complement the existing structures and enhance the overall property value, especially considering planned upgrades to the main house.

There are no plans for extensive landscaping changes, as the property already has established features such as a chain-link fence, which belongs to the neighbor.

Planners Bull/Hoover moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB24-04 Marsh, John, requesting a variance to Sections 203.3 (Area and Bulk Regulations) and 300.2 (Accessory Structure Nonattached) in order to construct a 2-car garage as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 6-0 vote.

ZHB24-05- Cellco Partnership d/b/a Verizon Wireless represented by McNeese Wallace & Nurick LLC, 100 Pine Street, Harrisburg, PA 17101. The applicant is requesting a variance to Sections 207.2 (Use Regulations), 608(a), 608(e)(8) and 608(e)(10)(a) (Communication, Transmitting and Receiving Facilities) in order to construct and operate a wireless

communications facility. The property is located at 1019 Baltimore Street, Hanover, PA 17331 in the S/C Zone. – **Withdraw Letter**

ZHB24-06- Silbaugh Investors LP #5 represented by Barley Snyder, 100 East Market Street, York, PA 17401. The applicant is requesting a variance to Section 207.2 (Use Regulations), special exception to Section 322 (Uses Not Provided For) and interpretation to Section 103 (Definitions) in order to construct a market master office and quarters within an existing building. The property is located at 1649 Broadway, Hanover, PA 17331 in the S/C Zone. - **Extension Letter**

Planners Hoover/Baile moved for a favorable recommendation to the Penn Township Zoning Hearing Board for the extension. Motion carried 6-0.

ZHB24-07- Neiderer, George, 1016 York Street, Hanover, PA 17331. The applicant is requesting a variance to Section 208.3 (Area and Bulk Regulations) in order to have an accessory building in the setbacks. The property is located at 1016 York Street, Hanover, PA 17331 in the H/B Zone.

Zoning Officer Smith stated that Mr. Neiderer had two storage containers at the rear of his property. They are non-conformities and cannot determine how long they have been there. Mr. Neiderer had installed a roof on the structures, which makes them an unattached accessory building, therefore requiring a setback variance, which is only valid for six months.

Mr. George Neiderer, the property owner, presented his request. He explained that negotiations to acquire the adjacent property had fallen through, rendering the removal of the buildings unfeasible. Zoning Officer Smith clarified that the property falls within the H/B Zone, requiring a setback of 35 feet. Mr. Neiderer acknowledged that his current structures are positioned within a foot or two of the property line. He justified roofing the buildings due to previous theft incidents on the property and expressed his need for expanded storage space, reflecting his business's growth. Although the discussion touched on the placement of storage units, there exists no limit to the amount, however there is a time constraint. Mr. Neiderer affirmed his willingness to remove the roof if required.

Planners Hoover/Baile moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB24-07 Neiderer, George, requesting a variance to Section 208.3 (Area and Bulk Regulations) in order to have an accessory building as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried 6-0.

Review and make recommendations on waiver and exoneration requests:

RGS Associates, on behalf of LCBC Hanover, is requesting a waiver to Section 405 (Final Plan Scale), Section 505.C. and 505.K.(1) (Existing Road Frontage and Sidewalk), Section 505.K. (Curbs), Section 605 (Bufferyard Along Arterial Street), Section 268-12 (Volume Controls) and Section 268-15.B(3) and Section 268-15.B(4)(a) (Additional Stormwater Management Design Standards) of the Penn Township Subdivision and Land Development Ordinance and

Stormwater Management Ordinance in regards to their Final Land Development Plan. The property is located at 1504 Broadway.

Mr. Craig Smith, RGS Associates, along with Jim Stucky, LCBC, represented this request. Mr. Smith provided a brief overview of the project that the existing church is proposed to be doubled in size, bringing the church to approximately 400 seats, and 250 parking spaces. There is no change to access to the property off Broadway, exiting will remain a right turn only. There is concern about traffic doubling and the Church's use of traffic cones on Broadway, which the Commission reminded him that, that must not happen. Mr. Smith reported that there was an abbreviated traffic study conducted resulting with no difference within the classification of the driveways. They currently have four gatherings Sunday, and with the expansion, they are hoping to go down to two, maybe three.

Engineer Bortner stated that he will discuss with them where the stormwater will be discharged, and the effect of the drainage swale. He added that the Stormwater plans do meet our ordinance, however some tweaking may be necessary.

There was discussion of sidewalks, and the Commission wanted LCBC to be aware that sidewalks may be required at anytime in the future.

Mr. Smith reviewed the waiver requests, Plan Scale, they are proposing to submit at a scale of 1"=30', for the plan to be more legible. Sections 505.C and 505.K.(1), he explained this is one of the waiver requests that was previously approved with the previous project, and curb and sidewalks are not proposed with this plan and reported that they are currently do not exist in this section of the Township. Planner Hoover expressed that sidewalks would be beneficial to the residents in the area. Section 505.K. Mr. Smith reported that curbing was installed around the parking islands, but not around the perimeter of the paved area, there is an area of curbing proposed to assist the direction of stormwater flow. Section 605 they are proposing the required five-foot parking lot buffer, but not the full buffer requirement along Broadway so signage can be visible. Section 268.15.B(3) geo-testing found the topography of karst, causing a high risk of sink holes, therefore utilizing the Manage Release Concept methodology. Section 268-15.B(3) proposing a 3-1 slope, slightly steeper, mowable, slopes. The facilities are small, ranging from 2-4 feet in depth. Section 268.15.b(4)(a) with both being shallow basins, they are not proposing the installation of chain link fencing. He is proposing a shrub row between the basin and the parking lot. The Commission expressed safety concerns of the basins and stated historically they have denied waivers to the fencing.

Engineer Bortner stated that there is a proposed retaining wall on the plan, and the Township has an ordinance stating the use of retaining walls within the stormwater maintenance is prohibited. Mr. Smith stated that the reason is there is an open arched underground system with requires an elevation to cover. They are going to replace the wall and reconfigure the current gravel level spreader.

The Planners made the following recommendations to the Penn Township Board of Commissioners for waivers to the Penn Township Subdivision and Land Development Ordinance:

Planners Hoover/Arnold moved for a favorable recommendation to Section 405 (Final Plan Scale). Motion carried 6-0.

Planners Hoover/Brown moved for a favorable recommendation to Sections 505.C and 505K.(1) Existing Road Frontage and Sidewalk), with the understanding that the property owner may be required to install sidewalks at any time in the future. Motion carried 6-0.

Planners Bull/Hoover moved for a favorable recommendation to Section 505.K. (Curbs). Motion carried 6-0.

Planners Hoover/Bull moved for a favorable recommendation to Section 605 (Bufferyard Along Arterial Street). Motion failed on a 3/3 vote with Planners Arnold, Baile and Brown dissenting.

The Planners made the following recommendations to the Penn Township Board of Commissioners for waivers to the Penn Township Stormwater Management Ordinance:

Planner Arnold moved for an unfavorable recommendation to Section 268-12 (Volume Controls). Motion failed due to the lack of a second. Planners Hoover/Bull moved for a favorable recommendation. Motion carried 6-0.

Planners Bull/Hoover moved for a favorable recommendation to Section 268-15B(3). Motion carried 6-0.

Planner Hoover moved for a favorable recommendation to Section 268-15.B(4)(a). Motion failed due to the lack of a second. Planners Bull/Brown moved for an unfavorable recommendation to Section 268-15.B(4)(a). Motion carried 5-1 with Planner Hoover dissenting.

DC Gohn Associates, Inc., on behalf of Yazoo Mills, are requesting a waiver to Section 306.B.3 (Side Slopes) of the Penn Township Stormwater Ordinance in regards to their Preliminary Land Development Plan. The property is located at 37 Industrial Drive.

Mr. Brian Cooley from DC Gohn Associates, Inc. represented this request. He reported that Yazoo Mills is proposing an approximately 100,000 square foot building with two points of access: Gitt's Run Road and Industrial Drive. The plan includes 58 parking spaces and currently has 20 loading docks. They are proposing an infiltration basin and three rain gardens. Infiltration testing yielded a result of "0" each time, leading to the proposal of the Manage Release Concept design, which is accepted by the DEP. Therefore, they are requesting a waiver for slopes, proposing a 3-1 slope. They also plan to use low-maintenance grass seed and install fencing around each basin. Mr. Cooley mentioned expecting NPDES approval sometime next week. He noted that a portion of the property exists in Heidelberg Township, and while the plan was submitted, there were no issues with the Stormwater Management Plan, as most of the stormwater exists in Penn Township. They did receive a few subdivision and land development comments, to which they have responded and are awaiting preliminary plan approval. As part of the project, they propose widening the cartway and consulting with an engineer to determine if the culvert needs widening or replacement.

Planners Arnold/Hoover moved for a favorable recommendation to the Penn Township Board of Commissioners to a waiver to Section 306.B.3 (Side Slopes) of the Penn Township Stormwater Ordinance. Motion carried 6-0.

Mr. Cooley asked if the motion was for the waiver, or did it also address approval of the preliminary plan. The Commission stated that it was for the waiver.

Engineer Bortner asked the Commission if they would want to look at the plan itself. He reported that with the NPDES permit expected next week, he can respond to his comments, but there are other staff comments that need to be addressed.

Mr. Cooley stated staff comments have been addressed. Engineer Bortner stated that he is just waiting for the preliminary plans on the culvert for the bridge.

Engineer Bortner stated that the plans are close enough to meeting all the requirements if the Commissioner would want to entertain a decision this evening.

Planners Hoover/Brown made a favorable recommendation to the Penn Township Board of Commissioners for SL24-02 37 Industrial Drive – Yazoo Mills. Motion passed on a 6-0 vote.

DC Gohn Associates, Inc., on behalf of Sheridan Press, are requesting a waiver to Section 405 (Plan Scale), Section 306.B.2 (Embankment Top Width) and Section 306.B.3 (Side Slopes) of the Penn Township Subdivision and Development Ordinance and Stormwater Management Ordinance in regards to their Preliminary Land Development Plan. The property is located at 450 Fame Avenue and 15 Industrial Drive.

Mr. Brian Cooley, representing DC Gohn Associates, Inc., presented plans for a 92,000 square foot addition to Sheridan Press, designated primarily for warehouse space. The proposal includes relocating existing docks to the north and removing approximately 47 parking spaces to accommodate new truck dock areas, while maintaining the current entrances to Fame Avenue and McLaren. Cooley detailed the stormwater management plan, highlighting the use of an infiltration basin around the building perimeter, which successfully facilitated water infiltration. The discharge from the basin flows northward onto adjacent property. Submissions have been made to Penn Township, York County Planning Commission, and York County Conservation District. Additionally, Mr. Cooley discussed modifications related to side slopes and embankment width, aiming to optimize space while adhering to regulatory requirements. These modifications include proposing slopes of 3-to-1, 4-to-1, and 2-to-1 in specific areas, as well as reducing the embankment width from 8 feet to 5 feet. Questions were raised regarding access drive setbacks and the presence of a retaining wall, prompting clarifications on zoning ordinances and stormwater management regulations.

Plan has not been formally filed; no decision has been made.

The planners reviewed and made recommendations on the following 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.**

SL24-02- 37 INDUSTRIAL DRIVE- YAZOO MILLS, DC Gohn Associates, 32 Mount Joy Street, Mount Joy, PA 17552. A Preliminary 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.

Please see narrative above under waiver request.

Planners Hoover/Brown made a favorable recommendation to the Penn Township Board of Commissioners for SL24-02 37 Industrial Drive – Yazoo Mills. Motion passed on a 6-0 vote.

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.**

SL24-04- SOUTH HEIGHTS MANOR, LP - 116 ONYX DRIVE, Hanover Land Services, Inc., 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Final Subdivision Plan was submitted in order to subdivide an existing lot into two lots. The property is located at 116 Onyx Drive in the R-22 zone.

Mr. Chris Raubenstine, Hanover Land Services, Inc. presented the plan for the South Heights residential subdivision by J.A. Myers Homes, focusing on the subdivision of lot 51 and the creation of a new lot, lot 62. Lot 51 is to be aligned with the South Heights development off Onyx Drive, while lot 62 will have a frontage along Cooper Road. The intention is to maintain the property as a single parcel, with Mr. Myers planning to build his home on it. However, due to the lot-width-to-depth ratio requirement in the ordinance, waivers are requested. These waivers are primarily necessitated by the considerable road frontage of lot 62 along Cooper Road, resulting in a ratio conflict. A waiver request dated March 29, 2024 was received requesting a waiver to Section 509(a) Lots and Lot Sizes. The plan also involves a land swap between Mr. Danner and Mr. Myers, resulting in the straightening out of lot 62 to achieve a more conventional shape.

Planners Bull/Hoover moved for a favorable recommendation to the Penn Township Board of Commissions to a waiver to Section 509(a) and a favorable recommendation for preliminary plan approval. Motion carried 6-0.

SL24-05- LCBC HANOVER – 1504 BROADWAY, RGS Associates, Inc., 53 W. James Street, Ste 101, Lancaster, PA 17603. A Final Land Development Plan was submitted in order to construct an addition to an existing house of worship. The property is located at 1504 Broadway. **There was no action taken on this plan.**

SL24-06- SNYDERS-LANCE – 1401 YORK STREET & YORK STREET (UN-ADDRESSED), Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Preliminary-Final Subdivision Plan was submitted in order to subdivide two existing lots into three lots. The property is located at 1401 York Street & York Street (un-addressed) in the R-15 and I Zones.

Mr. Chris Raubenstine, Hanover Land Services, Inc. represented this plan. The focus was on the Snyder's Lance property, where a subdivision was proposed to separate the solar field from other agricultural and commercial lands. This subdivision aims to place the solar field and a research center building on their own respective lots. Two existing lots would be subdivided into three. Concerns were raised regarding the split zoning of the properties and the overall purpose of the subdivision. The possibility of selling both properties was mentioned, although no development plans were disclosed. The Commission's inquiries highlighted the need for clarification on future plans and intentions for the properties, emphasizing the importance of understanding the impact on zoning and land use. It was suggested that a representative from Snyder's Lance be invited to provide insights at a future meeting to address these concerns.

Draft Zoning Ordinance – There was no discussion.

Public Comments: Ms. Robin Pilley, Westminster Avenue, was in attendance to seek advice from the Commission regarding her new home, and water management in her surrounding area. Her concern is she has two sump pumps and at least one is constantly running and is very concerned about power outage and resulting flooding. She has contacted the builder, and they have been responsive. She also contacted PennDot and they came out to clean out the swale in

the area along Westminster Avenue. Mr. Kris Raubenstine did state that the neighboring area that is to be subdivided by the Maitland's is primarily wetlands. Mr. Raubenstine requested to speak with Ms. Pilley after the meeting.

The meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
JUNE 6, 2024

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, June 6, 2024. Also present were planning members Ron Arnold, Matthew Baile, Michael Brown, Ronnie Bull, and Michael Hoover, along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney.

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 May 2, 2024, Planning Commission minutes as submitted.

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

ZHB24-06- Silbaugh Investors LP #5 represented by Barley Snyder, 100 East Market Street, York, PA 17401. The applicant is requesting a variance to Section 207.2 (Use Regulations), special exception to Section 322 (Uses Not Provided For) and interpretation to Section 103 (Definitions) in order to construct a market master office and quarters within an existing building. The property is located at 1649 Broadway, Hanover, PA 17331 in the S/C Zone.

Zoning Officer Smith reported an email was received requesting an extension until the next meeting.

Planners Hoover/Brown moved for a favorable recommendation to Penn Township Zoning Hearing Board for an extension for ZHB24-06-Silbaugh Investors LP #5 represented by Barley Snyder. Motion carried 6-0.

ZHB24-08 Fleck, Bridget, 132 Ruel Avenue, Hanover, PA 17331. The applicant is requesting a variance to Section 300.2 (Accessory Structure Nonattached) in order to permit an accessory structure in the side setbacks. The property is located at 132 Ruel Avenue in the R-15 Zone.

Zoning Officer Smith stated Bridget Fleck wishes to install an additional shed, which would require the existing building to be considered an accessory building. The current building is situated 11 feet from the property line, whereas the required setback is 12 feet. Only one shed is permitted, if the one-foot variance is granted to classify this structure as an accessory building, they would be permitted to install the shed. It was noted that a permit for a shed was granted in 2005.

Ms. Fleck, the property owner, presented this request. She explained that she needs the additional building to store her son's woodworking equipment, which is currently taking up space in her basement. The proposed new shed would be located towards the rear of the property, 11 feet from the left side, and would be a 12 by 12 structure, adhering to the 144 square feet limit.

Planners Bull/Hoover moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB24-08, Fleck, Bridget, for a variance to Section 300.2 (Accessory structure Nonattached) in order to permit an accessory building within the side setbacks as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 6-0 vote.

ZHB24-09 Mosier, DVM, Jennifer, represented by Barley Snyder, 100 East Market Street, York, PA 17401. The applicant is requesting a variance to Section 207.2 (Use Regulations) in order to allow an animal hospital in the Shopping Commercial Zone. The property is located at 1139 Baltimore Street in the S/C Zone.

Attorney Charmaine Nyman, Barley Snyder, reported they have an agreement of sale contingent of the decision of the Zoning Hearing Board regarding this case.

Dr. Mosier clarified the terminology used in the application, specifically the use of the terms "urgent care," "clinic," and "hospital." It was explained that in the veterinary world, the terms "clinic" and "hospital" are interchangeable and do not imply 24-hour service as they do in human medicine. She apologized for any confusion caused by the terminology and clarified that their intent is to provide urgent care services, filling the gap between routine 9-5 clinic visits and emergency hospital visits. They emphasized that they do not intend to perform surgeries at this location but aim to reduce the need for pet owners to travel long distances for urgent care. The urgent care facility would cater to dogs, cats, and small animals, not large animals. This facility would supplement, not replace, their existing Broadway clinic. Planned improvements include installing a fence in the back grass area for safe pet walks.

Operating hours for the urgent care are proposed to be from 6 PM to 10 PM on weekdays and from 10 AM to 6 PM on weekends. The applicant discussed the current zoning and noted that the Aloha Animal Hospital is already operating in a commercial zone, while another nearby animal hospital is in a residential zone (R15).

Planner Hoover noted that as part of a comprehensive zoning update, the Planning Commission has recommended including animal hospitals in the shopping and commercial zone.

Planners Hoover/Bull moved for a favorable recommendation in case ZHB24-09 Mosier, DMV, Jennifer, represented by Barley Snyder for a variance to Section 207.2 (Use Regulations) in order to allow an animal hospital in the Shopping Commercial Zone as it meets the requirements of a variance as set forth in Section 502.3 a) thru f). Motion carried on a 6-0 vote.

ZHB24-10- Frederick Street Properties, LLC, 148 Penn Street, Hanover, PA 17331. The applicant is requesting a variance to Sections 404 (Division of Built-On Lots), 206.3 (Area and Bulk Regulations) and 303.1 (Off-Street Parking) in order to subdivide existing properties to create single family residences. The properties are located at 500, 502 and 506-518 Frederick Street, Hanover, PA 17331 in the A/O Zone.

Jayne Katherman, an attorney with Barley Snyder, and Kris Raubenstine, Hanover Land Services, Inc., represented the applicant. Ms. Katherman clarified that 520 and 522 Frederick Street were previously part of the properties now containing 506-518 Frederick Street and were subdivided off around 2007. The current subdivision plan aims to separate residential units from the commercial property, reflecting their separate uses and making the properties more sellable in the future.

Presently, 500 and 502 Frederick Street are on separate parcels with their own parcel numbers, while 506-518 are combined on another lot with both commercial and residential uses. The proposed subdivision would result in non-conformity to minimum lot coverage, lot area, lot width, and off-street parking. There would be no discernible change to the properties' appearance if the subdivision and variances were approved.

The discussion addressed the conversion of single-family homes into apartments and whether they met township approval and parking requirements. Currently, some properties are single-family homes while others are rental units. Concerns were raised about off-street parking, with the requirement being 16 spaces for the residential units, but only 12 spaces available, including two spaces in a detached garage.

The parking variance also includes the commercial area, but specific numbers for the commercial parking requirement were not provided. The commercial property currently uses on-street parking and a small lot for employee parking. There is an existing easement from 2018 allowing access to the parking lot for 506, 508, and 510 Frederick Street.

The board expressed concerns about the adequacy of parking for both residential and commercial uses and the need for variances to address these issues. The commercial building, requiring one space per 200 square feet, would significantly exceed available parking, making it non-conforming. The applicant acknowledged the need for two variances: one for residential parking and one for commercial parking, to comply with current regulations.

Planners Hoover/Brown moved for an unfavorable recommendation to the Zoning Hearing Board in case ZHB24-10-Frederick Street Properties, LLC for a variance to Sections 404 (Division of Built-On Lots), 206.3 (Area and Bulk Regulations) and 303.1 (Off-Street Parking) in order to subdivide existing properties to create single family residences as it does not meet the requirements as set forth in of a variance as set forth in Section 502.3 a) thru f). Motion carried on a 6-0 vote.

ZHB24-11- CAC Property LLC, 1035 High Street, Hanover, PA 17331. The applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to expand an existing animal hospital. The property is located at 1035 High Street, Hanover, PA 17331 in the R-15 Zone.

Michael LaFavre, the owner of CAC Property, LLC, presented this request. He reported current facility, Clearview Animal Hospital, has not been updated since its establishment in 1974 when Dr. Gilmore received a special exception to build and operate the hospital. Mr. LaFaver and his wife, who have been involved with the hospital since 1999, purchased the building and property in 2021. The hospital now employs five and a half veterinarians and twenty veterinary technicians and assistants.

He explained their plan to purchase an additional 0.4 acres of land directly behind their property from Joanne Weaver, who had a signed letter of intent. This expansion would not extend into the sides or the borough's property line. A recent parking lot expansion, adding 3,700 square feet, included stormwater management upgrades to support future building expansions.

The request includes a continuation of the original special use, which has not been renewed since its initial approval. They propose to add a new 3,000 square foot building to the rear of the existing structure, stating the expansion would only extend the building backward, without altering the front or sides, while maintaining the same use without adding grooming or kenneling services.

Zoning Officer Smith confirmed the request involves extending a non-conforming use and clarified the need for a five-year renewal period, which is common for such exceptions. The expansion plan meets current setback, parking, and block coverage requirements, and will be detailed in the building permit and land development plans.

Planners Arnold/Hoover moved for a favorable recommendation in case ZHB24-11 CAC Property LLC for a special exception to Section 407.2 (Expansion and Alteration) in order to expand an existing animal hospital as it meets the requirements for a special exception as set forth in requirements in Section 503.3 a.) thru e.). Motion carried on a 6-0 vote.

ZHB24-12- Keel, LP, Spring Garden Street, Hanover, PA 17331. The applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) and a variance to Sections 612(f) and 612(g) (Expansion of Nonconformity) in order to construct an expansion on an existing nonconforming building. The property is located at Spring Garden Street, Hanover, PA 17331 in the I Zone.

Zoning Officer Smith described the area, noting it is an industrial zone with no residential properties except one on the corner of York and Spring Garden. The street is a cul-de-sac mainly used by industrial entities, including a storage yard, and a bus storage facility.

Mr. Kris Raubenstine reported the applicant seeks zoning relief to add onto the southern side of the non-conforming building, which sits on a lot already below the minimum required size of two acres, being only one acre. Expansion is necessary to store equipment and facilitate daily operations. The proposed addition encroaches slightly into the side setback by 3 to 11 inches. The buildable area is limited and emphasized that the existing conditions are challenging due to the small lot size and the property's long-term vacancy. The area is 94% impervious, covered in gravel, buildings, and pavement, necessitating relief to expand the building slightly for operational efficiency.

He reported the site plan includes 10 parking spaces and a designated loading space as required for industrial use. The loading space is necessary for unloading activities and must meet specific dimensions.

Planners Arnold/Brown moved for a favorable recommendation to the Zoning Hearing Board in case ZHB24-12 Keel, LP for a special exception to Section 407.2 (Expansion and Alteration) and a variance to Sections 612(f) and 612(g) (Expansion of Nonconformity) in order to construct an expansion on an existing nonconforming building as it meets the requirements

for a special exception as set forth in requirements in Section 503.3 a.) thru e.). Motion carried on a 6-0 vote.

Review and make recommendations on waiver and exoneration requests:

DC Gohn Associates, Inc., on behalf of Sheridan Press, are requesting a waiver to Section 405 (Plan Scale), Section 306.B.2 (Embankment Top Width) and Section 306.B.3 (Side Slopes) of the Penn Township Subdivision and Development Ordinance and Stormwater Management Ordinance in regards to their Preliminary Land Development Plan. The property is located at 450 Fame Avenue and 15 Industrial Drive.

Township Engineer Bortner noted that although the waiver requests were reviewed last month, the plan wasn't formally filed at that time. Therefore, the same request, dated April 15, 2024, was presented for consideration.

Mr. Brian Cooley from DC Gohn Associates presented the request. Sheridan Press proposes a 92,000 square foot building addition for warehouse space, with no new employees anticipated. The plan also involves altering the subdivision line between two separate lots, transferring about three acres from McClarin Plastics to Sheridan Press to accommodate the building expansion. This adjustment will not affect zoning requirements related to setbacks or impervious coverage.

The modifications requested include:

1. Plan scale: One sheet is at a 60 scale instead of the required 50 scale to fit everything on one sheet.
2. Embankment top width: The proposed stormwater basin in the back will have a five-foot top width instead of the required eight feet. The basin is designed for both the two-year volume and the hundred-year rate, with a hundred-year storm depth just over two feet, making the reduced width non-impactful on storage.
3. Side slopes: While the ordinance requires four to one slope, the plan proposes three to one slope along the southern and eastern sides of the building and two to one on the northern part of the basin, due to the significant fill needed to match the existing and proposed building grades. These slopes will be planted with a low-maintenance grass seed mix and fenced in for safety.

Township Engineer Borter indicated a few administrative comments, mostly notes to be added to the plan. The project also requires a NPDES permit, and the conservation district has provided an administratively completeness letter, initiating the technical review of the Erosion and Sediment design. He confirmed satisfaction from an administrative standpoint, noting that the comments were straightforward and had been addressed.

Planners Baile/Hoover moved for a favorable recommendation to the Penn Township Board of Commissioners requesting a waiver to Section 405 (Plan Scale), Section 306.B.2 (Embankment Top Width) and Section 306.B.3 (Side Slopes) of the Penn Township Subdivision and Development Ordinance and Stormwater Management Ordinance in regards to their

Preliminary Land Development Plan, including Preliminary Land Development Plan approval for SL24-07-SHERIDAN PRESS – 450 FAME AVE & 15 INDUSTRIAL DR. Motion carried on a 6-0 vote.

RGS Associates, on behalf of LCBC Hanover, is requesting a waiver to Section 605 (Bufferyard Along Arterial Street) (request amended) and Section 268-15.B(4)(a) (Additional Stormwater Management Design Standards) (request amended) of the Penn Township Subdivision and Land Development Ordinance and Stormwater Management Ordinance in regards to their Final Land Development Plan. The property is located at 1504 Broadway.

Township Engineer Bortner reported this request was amended from last month's meeting. Waiver requests one, two, and three were approved, but request four was denied. Eric clarified that the denial pertained to buffer yard requirements and safety concerns, specifically related to a fence.

Mr. Craig Smith from RGS Associates represented this request. He explained the updated waiver request letter, changes in requests four and seven. For waiver request four, RGS proposed moving a surface stormwater facility to an underground facility to accommodate a 30-foot type 2 buffer required along Broadway. However, they request a waiver to not provide screening directly in front of the church due to sight line requirements for safety and wayfinding. Most of the buffer yards would comply with ordinance requirements, except for the area in front of the church.

He stated waiver request seven, which involved fencing surrounding the stormwater basin. The updated request was to enclose the stormwater basin, including a portion along the fill slope, which is not typically permitted by the ordinance. The fence would ensure safety without obstructing the basin's functionality, they are also proposing aluminum fencing in lieu of chain link as it's more aesthetically appealing.

Township Engineer Bortner confirmed there were no major concerns with the amendments. He further reported that only administrative items remained, such as agreements, financial securities, and the NPDES permit are outstanding for the Final Land Development Plan.

Planners Baile/Arnold moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver to Section 605 (Bufferyard Along Arterial Street) (request amended) of the Penn Township Subdivision and Development Ordinance in regards to their Final Land Development Plan. Motion carried on a 6-0 vote.

Planners Brown/Baile moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver to Section 268-15.B(4)(a) (Additional Stormwater Management -Design Standards) (request amended) of the Penn Township Stormwater Management Ordinance in regards to their Final Land Development Plan. Motion carried on a 5-1 vote with Planner Hoover dissenting.

Planners Brown/Hoover moved for a favorable recommendation to the Penn Township Board of Commissioners for Final Plan Approval for SL24-05- LCBC HANOVER – 1504 BROADWAY.

Hanover Land Services, on behalf of Snyder's-Lance, Inc., is requesting a waiver to Section 505.k (Curbs) and 603 (Curbs, Gutters and Sidewalks) of the Penn Township Subdivision and Development Ordinance in regards to their Preliminary-Final Subdivision Plan. The property is located at 1401 York Street and York Street (unaddressed).

Mr. Charles Suhr, an attorney with Stevens & Lee in Harrisburg, and Mr. Kris Raubenstine represented Snyder's Lance. Mr. Suhr reported the subdivision involves two existing lots on the south side of Route 116, totaling about 90 acres. The plan is to rearrange the lot lines, placing the existing solar field on one lot, the research and development (R&D) building on another, and leaving the residual land on a third lot. The R&D lot will cover about 7 acres, the solar field approximately 34 acres, and the residual land about 49 acres. No new development is proposed; the adjustments are merely to redefine the lot lines.

The request for waivers pertains to curbs, gutters, and sidewalks, as there are no new streets or developments within the subdivision. Mr. Suhr introduced their engineer, Mr. Kris Raubenstine, to address any questions. A discussion ensued regarding the zoning of the new lot configurations, particularly between industrial and residential zones, and the need for buffers between these zones. Clarifications were provided about the breakdown of lot sizes and their respective uses.

The discussion highlighted the need for buffers between industrial and residential zones when creating new lots. Concerns were raised about the current buffer only extending partially along the boundary, with suggestions to extend it fully between the two zones. The future of the remaining 50 acres, currently used for farming, was questioned, with no immediate plans for development or sale.

Mr. Jason Duvall, Snyder's Lance reported the solar field primarily powers the grid for MedEd, and not directly the plant, though it does support the R&D building. Mr. Suhr indicated the R&D building might be sold independently, with no current plans to use the solar field's power for manufacturing across the street.

Planners Brown/Hoover moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver to Section 505.k (Curbs) and 603 (Curbs, Gutters and Sidewalks) of the Penn Township Subdivision and Development Ordinance and Preliminary-Final Plan approval for SL24-06- SNYDERS-LANCE – 1401 YORK STREET & YORK STREET (UN-ADDRESSED).

The planners reviewed and made recommendations on the following 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.**

SL24-02- 37 INDUSTRIAL DRIVE- YAZOO MILLS, DC Gohn Associates, 32 Mount Joy Street, Mount Joy, PA 17552. A Preliminary 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.**

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.**

SL24-04- SOUTH HEIGHTS MANOR, LP - 116 ONYX DRIVE, Hanover Land Services, Inc., 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Final Subdivision Plan was submitted in order to subdivide an existing lot into two lots. The property is located at 116 Onyx Drive in the R-22 zone. **There was no action taken on this plan.**

SL24-05- LCBC HANOVER – 1504 BROADWAY, RGS Associates, Inc., 53 W. James Street, Ste 101, Lancaster, PA 17603. A Final Land Development Plan was submitted in order to construct an addition to an existing house of worship. The property is located at 1504 Broadway.

Refer to action taken under “Review and make recommendations on waiver and exoneration requests: RGS Associates, on behalf of LCBC Hanover.”

SL24-06- SNYDERS-LANCE – 1401 YORK STREET & YORK STREET (UN-ADDRESSED), Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Preliminary-Final Subdivision Plan was submitted in order to subdivide two existing lots into three lots. The property is located at 1401 York Street & York Street (un-addressed) in the R-15 and I Zones.

Refer to action taken under “Review and make recommendations on waiver and exoneration requests: Hanover Land Services, on behalf of Snyder’s-Lance, Inc.”

SL24-07-SHERIDAN PRESS – 450 FAME AVE & 15 INDUSTRIAL DR, DC Gohn Associates, 32 Mount Joy Street, Mount Joy, PA 17552. A Preliminary 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.

Refer to action taken under “Review and make recommendations on waiver and exoneration requests: DC Gohn Associates, Inc., on behalf of Sheridan Press”

Draft Zoning Ordinance – There was no discussion.

Public Comments:

Mr. Steve Hammond, a realtor representing Shane Hall, presented a proposal for the sale and potential development of a 14-acre parcel at 3304 Grandview Road. He highlighted efforts to gauge interest from retail and residential developers. Despite feedback indicating retail development might not be viable, Hammond explored residential options. Concerns were raised about access, zoning, and potential impacts on the school district. Commissioners suggested contacting Zoning Officer Smith to be placed on the agenda to discuss the matter further in an upcoming meeting.

The meeting was adjourned at 9:16 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
JULY 3, 2024

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Wednesday, July 3, 2024. Also present were planning members Ron Arnold, Matthew Baile, Michael Brown, Ronnie Bull, and Michael Hoover, along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney.

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 June 6, 2024, Planning Commission minutes as submitted.

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

ZHB24-06- Silbaugh Investors LP #5 represented by Barley Snyder, 100 East Market Street, York, PA 17401. The applicant is requesting a variance to Section 207.2 (Use Regulations), special exception to Section 322 (Uses Not Provided For) and interpretation to Section 103 (Definitions) in order to construct a market master office and quarters within an existing building. The property is located at 1649 Broadway, Hanover, PA 17331 in the S/C Zone.

Zoning Officer Smith reported ZHB24-06 has been withdrawn.

ZHB24-13- Rodgers, Dan, represented by Barley Snyder, 14 Center Square, Hanover, PA 17331. The applicant is requesting a special exception to Section 311 (Street Access) in order to allow subdivision of a tract of land that does not abut a public street. The property is located on Beck Mill Road in the R-15 Zone.

Attorney Joseph Erb, Barley and Snyder, representing Mr. Rogers, are requesting a special exception to Section 311, which requires a minimum right-of-way of 50 feet for streets. Mr. Rogers owns a property in the R-15 residential zone that does not have frontage on a public street. His application includes a plan showing his property located at 440005007200, which is surrounded by residential uses and accessed via a stone alley leading to Beck Mill Road. He proposes utilizing a 50-foot right-of-way from his property to Beck Mill Road as a private drive to gain access to a public road. Additionally, Mr. Rogers intends to subdivide his property into three residential lots, though this is still conceptual and subject to subdivision and land development ordinances.

Mr. Rogers seeks to use Georgia Avenue, a private drive currently used by Dwight and Judith Dubs, as access to their property, and to access a north alleyway. The neighborhood is residential, and existing right-of-ways must address traffic concerns, typically managed through land development and subdivision processes. However, he needs access to a public road to proceed with subdivision.

Planning Commission members raised concerns about public safety, health, traffic, and utilities, emphasizing the need for the plan to go through the land development and subdivision process first. They questioned the legal authority over the 50-foot right-of-way, noting that other properties also use the private road established in the 1930s, which is not formally recorded as a right-of-way.

Planners Hoover/Brown moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board in requesting a special exception to Section 311 (Street Access) in order to allow subdivision of a tract of land that does not abut a public street as it does not meet the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 6-0 vote.

ZHB24-14- Lissette, Dylan B. & Stacie R., represented by Barley Snyder, 100 East Market Street, York, PA 17401. The applicant is requesting a variance to Section 204.2 (Use Regulations) and 300.3 (Fences and Walls) in order to extend a fence on an adjacent lot which is comprised of three vacant parcels. The properties are located at 133, 135 & 139 Quartz Ridge Road, Hanover, PA 17331 in the R-22 Zone.

Zoning Officer Smith reported that the request is necessary as the request is to place an accessory use with no principal use located on the properties.

Attorney Jeremy Frye, of Barley Snyder represented this request. Attorney Frye reported that in 2014 the Zoning Hearing Board granted a variance at the property located at 860 Westminster Avenue to allow the replacement of a deteriorating split rail fencing that exceeded the maximum height permitted in the zoning district. The maximum height allowed was three feet, but the existing fence was five feet high. The property owners, the Lissettes, had acquired additional lots at 133, 135, and 139 Quartz Bridge Road, and sought to extend the existing five-foot fence onto these new properties to create a buffer between their property and the neighboring Thornberry Hunt Development.

The Lissettes required two variances: one for the fence height and one for the use of the fence on the newly acquired lots, which are under common ownership but do not have residential structures, thus necessitating a variance. The existing and proposed fence is a split-rail type, and assured the Planning Commission that the new fence would match the existing one in design and height.

The Planning Commission discussed the possibility of a reverse subdivision to alleviate the need for the variance, but Attorney Frye reported it may not be feasible due to restrictive covenants in the planned community. Instead, they proposed a condition that the fence could remain only as long as the properties were under common ownership. If the lots were sold or developed, the fence would need to comply with current zoning ordinances at that time.

Planners Hoover/Baile moved for a favorable recommendation to the Penn Township Zoning Hearing Board for a variance to Section 204.2 (Use Regulations) and 300.3 (Fences and Walls) with the conditions the fence must match the existing five-foot split-rail fence, the properties must remain under common ownership, and if sold or developed, the fence must comply with the current zoning ordinances in order to extend a fence on an adjacent lot which

is comprised of three vacant parcels, as it meets the requirements of a variance as set forth in Section 502.3 a) thru f). Motion carried 6-0.

ZHB24-15- Sheely, Andrew M. & Rebecca A., 35 Penn Circle, Hanover, PA 17331. The applicant is requesting a variance to Section 300.2 (Accessory Structure Nonattached) in order to place an accessory structure, nonattached, in a side yard. The property is located at 35 Penn Circle, Hanover, PA 17331 in the R-15 Zone.

Andrew Sheely, the property owner, reported his lot has an unusual shape, with a swale running along the back yard that directs water flow from Black Rock Road down to a lake. The lot's peculiar contours, including additional swales from neighboring properties, limit usable space. Mr. Sheely proposes placing the gazebo in a level area beside his driveway, near an existing shed approved by the Township in 2011. Mr. Sheely assures that the structure would be well within the required setbacks, minimizing any impact on neighbors.

Planners Arnold/Hoover moved for a favorable recommendation to the Zoning Hearing Board in case ZHB24-15-Sheely, Andrew M. & Rebecca A. for a variance to Section 300.2 (Accessory Structure Nonattached) in order to place a gazebo in a side yard as it meets the requirements of a variance as set forth in Section 502.3 a) thru f). Motion carried on a 6-0 vote.

ZHB24-16- Cellco Partnership d/b/a Verizon Wireless represented by McNees Wallace & Nurick LLC, 100 Pine Street, Harrisburg, PA 17101. The applicant is requesting a variance to Sections 207.2 (Use Regulations), 608(a), 608(e)(8), 608(e)(10)(a) (Communication, Transmitting and Receiving Facilities) and 502.1 (Filing of a variance) in order to construct and operate a wireless communications facility. The property is located at 1019 Baltimore Street, Hanover, PA 17331 in the S/C Zone. (Continuance)

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.

1. Hanover Land Services, on behalf of Devener Landing, are requesting a waiver to Section 505.a & 505.k (Curbs), 505.a & 505.k.1 (Sidewalks), 506.e (Minimum Distance Between Centerlines) and 508 (Blocks) of the Penn Township Subdivision and Land Development Ordinance in regards to their Preliminary / Final Land Development Plan. The property is located on Moulstown Road, Hanover, PA 17331 in the R-8 Zone.

Kris Raubenstine, Hanover Land Services, Inc. represented this plan. He reported the first two waivers concern curbing and sidewalks along Moulstown Road, a state road without existing sidewalks, noting that PennDOT typically prefers to maintain existing conditions, which currently do not include curbing. He stated the other two waivers involve the minimum distance requirements between centerlines and blocks. The proposed design could not meet the 500-foot requirement due to a stormwater facility placed in the best possible location after geotechnical evaluation. The actual distance is around 290 feet. He explained that moving the facility to meet the distance requirement would compromise stormwater management.

Mr. Raubenstine reviewed the plan as a 55-plus community, with all individual units on a single property under an HOA. The expected home value is projected to be around \$400,000 to \$500,000. The Commission raised a concern about landscaping and buffer zones between the residential and commercial areas, which the applicant confirmed has been addressed in their landscaping plans, pending some modifications.

Planners Bull/Brown moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver to Sections 505.a & 505.k (Curbs), 505.a & 505.k.1 (Sidewalks), 506.e (Minimum Distance Between Centerlines) and 508 (Blocks) of the Penn Township Subdivision and Land Development Ordinance in regards to their Preliminary/Final Land Development Plan. Motion carried on a 6-0 vote.

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.**

SL24-02- 37 INDUSTRIAL DRIVE- YAZOO MILLS, DC Gohn Associates, 32 Mount Joy Street, Mount Joy, PA 17552. A Preliminary 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.**

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.**

SL24-05- LCBC HANOVER – 1504 BROADWAY, RGS Associates, Inc., 53 W. James Street, Ste 101, Lancaster, PA 17603. A Final Land Development Plan was submitted in order to construct an addition to an existing house of worship. The property is located at 1504 Broadway. **There was no action taken on this plan.**

SL24-06- SNYDERS-LANCE – 1401 YORK STREET & YORK STREET (UN-ADDRESSED), Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Preliminary-Final Subdivision Plan was submitted in order to subdivide two existing lots into three lots. The property is located at 1401 York Street & York Street (un-addressed) in the R-15 and I Zones. **There was no action taken on this plan.**

SL24-07-SHERIDAN PRESS – 450 FAME AVE & 15 INDUSTRIAL DR, DC Gohn Associates, 32 Mount Joy Street, Mount Joy, PA 17552. A Preliminary 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. **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.**

Draft Zoning Ordinance – There was no discussion.

Public Comments: There were none.

The meeting was adjourned at 8:21 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
AUGUST 1, 2024

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, August 1, 2024. Also present were planning members Ron Arnold, Matthew Baile, Michael Brown, and Ronnie Bull, along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney. Planner Michael Hoover was absent.

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 July 3, 2024, Planning Commission minutes as submitted.

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

ZHB24-16- Cellco Partnership d/b/a Verizon Wireless represented by McNees Wallace & Nurick LLC, 100 Pine Street, Harrisburg, PA 17101. The applicant is requesting a variance to Sections 207.2 (Use Regulations), 608(a), 608(e)(8), 608(e)(10)(a) (Communication, Transmitting and Receiving Facilities) and 502.1 (Filing of a variance) in order to construct and operate a wireless communications facility. The property is located at 1019 Baltimore Street, Hanover, PA 17331 in the S/C Zone.

Mr. James Strong, an attorney from McNees Wallace & Nurick LLC in Harrisburg, presented a proposal for a new Verizon Wireless communications tower facility at 1019 Baltimore Street, within the Penn Plaza Shopping Center, which is zoned as shopping commercial. The project team included Jim Rogers with Network Building and Design, site acquisition consultant for Verizon Wireless, Alec Fahey with Collier's Engineering and Design, Andy Peterson with BDM Engineering, radio frequency engineer, and Brian Seidel with Seidel Planning and Design.

The proposed facility is a 105-foot monopole with a 5-foot lightning rod, enclosed in a 30x40-foot fenced compound. The fencing will be 7 feet tall with an additional 1-foot of barbed wire for security, and landscape screening will be provided as required. The site will include equipment cabinets on a concrete pad and an emergency backup generator. The facility will be unmanned and require only underground utilities for power and telephone. Access to the site will be through an easement from Clover Lane, passing through existing access and parking areas.

As the proposed use is not permitted in the shopping commercial zone, the team is requesting a variance. The site is needed to address coverage and capacity issues in the township's southern portion, where the zoning ordinance currently permits such facilities only in the industrial zone, located too far north. The variance seeks to allow the communications tower in the shopping commercial zone.

The application requests multiple variances, including:

1. A variance from Section 608 (a), which requires facilities to be located on a hilltop. The proposed site is on a ridgeline but does not clearly meet this requirement. The applicant cites a similar variance granted in 2014 for another site.
2. A variance from Section 608 (e)(8), which mandates that the antenna support structure be painted to blend with its surroundings. Verizon proposes maintaining a galvanized gray finish, arguing it blends better and reduces maintenance.
3. A variance from Section 608(e)(10)(a), which requires a land development plan before issuing a zoning permit. The applicant contends that such facilities do not constitute land development and seeks discretion from the Board of Commissioners.
4. An extension of the six-month time frame required by Section 502.1 to obtain a building permit or use certificate, requested to accommodate potential delays.

Mr. Strong emphasized the need for the new facility to address both coverage and capacity issues due to the growing number of Verizon customers in the area, particularly along key corridors. Three existing Verizon sites serve the area, but they are insufficient to meet the needs of the expanding customer base. The new facility will enhance in-building coverage and alleviate capacity strains on surrounding sites. The discussion also explored alternative sites, co-location opportunities, and the impact of capacity limits due to the finite licensed bandwidth from the FCC. The potential for co-locating other providers' antennas on the new tower was also considered. Questions arose about why additional capacity couldn't be added to existing sites, and it was clarified that the limitation lies in the over-the-air bandwidth, not the fiber backhaul capacity. Industrial properties were considered as alternative locations but were deemed unsuitable due to their distance from the targeted coverage area. The conversation underscored the complexities of balancing coverage, capacity, and location within the constraints of existing infrastructure and FCC regulations. The new facility is intended to improve network performance and prepare for future demand in the area. Legal aspects of the proposal were reviewed, particularly concerning the Telecommunications Act, which limits local municipalities' ability to restrict wireless infrastructure deployment. The applicant confirmed that the tower meets federal and state regulations and is designed to support future technological advancements, including 5G. The meeting also touched on potential tax revenue benefits, the involvement of the Board of Commissioners in decision-making, and the removal of barbed wire from the tower's design. Public concerns were addressed, including notifications to nearby residents and the broader visual impact of the tower.

The Planners made the following recommendations to the Penn Township Zoning Hearing Board in case ZHB24-16- Cellco Partnership d/b/a Verizon Wireless represented by McNees Wallace & Nurick LLC, in order to construct and operate a wireless communications facility are requesting a variance to the following:

Planners Brown/Bull moved for a favorable recommendation to Section 207.2 (Use Regulations) as it meets the requirements of a variance as set forth in Section 502.3 a) thru f). Motion carried on a 3-2 vote, with Planners Baile/Arnold casting the dissenting votes.

Planners Bull/Brown moved for favorable recommendation to Sections 608(a), 608(e)(8) (Communication, Transmitting and Receiving Facilities). as it meets the requirements of a variance as set forth in Section 502.3 a) thru f). Motion carried on a 5-0 vote.

Planners Arnold/Brown moved for an unfavorable recommendation to Section 608(e)(10)(a) (Communication, Transmitting and Receiving Facilities). as it does not meet the requirements of a variance as set forth in Section 502.3 a) thru f). Motion carried on a 5-0 vote.

Planners Bull/Arnold moved for an unfavorable recommendation to Section 502.1 (Filing of a variance) as it does not meet the requirements of a variance as set forth in Section 502.3 a) thru f). Motion carried on a 5-0 vote.

ZHB24-18- Shorb, William, 1403 Baltimore Street, Hanover, PA 17331. The applicant is requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct an accessory structure which does not meet the rear setback requirements. The property is located on 1403 Baltimore Street in the R-15 Zone.

Aaron Miller from the Federal Assembly of North Construction presented on behalf of Mr. William Shorb, the owner of 1403 Baltimore Street, regarding the proposed construction of an accessory structure. The purpose of the structure is to serve as a private space for Mr. Shorb to preserve, store, and display his collection of local antiques and historical items. There will be no public access, sales, or advertising associated with the structure.

The proposed setback for the structure is twenty-five feet into the required 30-foot setback, leaving five feet from the property line. Mr. Miller explained that this positioning is necessary to avoid existing issues, including a significant slope in the rear yard and the location of the public sewer connection. The commission raised concerns about the large size of the structure (28 by 28 feet) and the significant encroachment into the setback.

The commission suggested relocating the structure to the northwest corner of the property, where it would have less impact on the usable yard space and neighboring properties. Mr. Shorb and Mr. Miller expressed concerns about this alternative location, noting that it would block views from the bedrooms and be further from the back door. After discussing possible compromises, the commission suggested a reduced setback encroachment of 15 feet, provided the structure is moved to the northwest corner.

Planners Arnold/Bull moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board in case ZHB24-18-Shorb, William, requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct an accessory structure as it does not meet the requirements of a variance as set forth in Section 502.3 a) thru f). Motion carried on a 5-0 vote.

ZHB24-19- Garcia Zepeda, Martin & Barajas, Blanca, 299 Wirt Avenue, Rear, Hanover, PA 17331. The applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to demolish the existing dealership and construct a new building with a residence above. The property is located at 299 Wirt Avenue, Hanover, PA 17331 in the R-8 Zone.

Zoning Officer Smith noted that the application was before the Commission in 2021 and received approval. They have experienced issues with land development and contractors and are before the Commission requesting approval for special exception for the same request but have modified the request as Ms. Barajas can explain.

Ms. Blanca Barajas of 299 Wirt Avenue, owner of Martin's Auto Sales, presented a revised plan to the planning commission. The original plan, proposed in 2021, was deemed too costly, prompting the need for an alternative. The new proposal involves expanding the existing garage by twenty feet, with bay doors on each side, one facing Ann Street and the other leading to the adjacent parking lot. Additionally, the plan includes removing an existing mobile home behind the garage and replacing it with a 30 by 48-foot one-story modular home with a basement.

Ms. Barajas emphasized that the setbacks for the new structures will remain consistent with the current ones, ensuring no new dimensional nonconformities. The commission reminded her of a longstanding restriction that prohibits parking vehicles for sale near the stop sign on the property to maintain clear sightlines.

Ms. Barajas mentioned that the garage expansion and the new home are intended to accommodate the future involvement of her two sons, particularly her oldest, who is currently studying automotive at York Tech and will eventually obtain his vehicle inspection license. The commission confirmed that the setbacks and building dimensions comply with existing ordinances, and Ms. Barajas affirmed that a builder is already in place for the project.

Planners Bull/Arnold moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB24-19- Garcia Zepeda, Martin & Barajas, Blanca, requesting a special exception to Section 407.2 (Expansion and Alteration) in order to expand the existing dealership and replace an existing mobile home as it meets the requirements of a special exception as set forth in Section 503.3 a) through e). Motion carried on a 5-0 vote.

Review and make a recommendation to the Board of Commissioners on the following rezoning request:

ZHB24-17- Stonewicke, LP - The applicant is requesting the rezoning of Parcel 44-000-36-0001.00-0000 (Ripple Drive) from Shopping Commercial (SC) to Suburban Residential (R-15).

Mr. Kris Raubenstine, Hanover Land Services, presented this request on behalf of J.A. Myers. The request is to rezone a property on Ripple Drive from shopping commercial to suburban residential. The property in question, part of the Stonewicke development, was originally intended for residential use, but due to an ordinance change in the mid-2000s, it remained zoned as shopping commercial despite being developed with residential housing. The

current request aims to rezone the property to align with its existing residential use and surrounding community.

It was noted that the county still views the property as shopping commercial, raising concerns about spot zoning if the request is approved. However, the commission considered the broader context, acknowledging that the current zoning ordinance is under review and that the property is largely residential and has limited potential for commercial use due to its small size, lack of major road access, and the presence of a conservation easement and gas transmission line.

The rezoning would allow for the development of a 55-plus community, which would generate minimal traffic and not burden local schools. The commission recognized the need to plan for the future, suggesting that rezoning to residential would ultimately align with the area's development trends and reduce potential conflicts between residential and commercial land uses.

Planners Bull/Baile moved for a favorable recommendation to the Penn Township Board of Commissioners in ZHB24-17- Stonewicke, LP requesting the rezoning of Parcel 44-000-36-0001.00-0000 (Ripple Drive) from Shopping Commercial (SC) to Suburban Residential (R-15). Motion carried on a 5-0 vote.

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.**

SL24-02- 37 INDUSTRIAL DRIVE- YAZOO MILLS, DC Gohn Associates, 32 Mount Joy Street, Mount Joy, PA 17552. A Preliminary 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.**

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.**

SL24-05- LCBC HANOVER – 1504 BROADWAY, RGS Associates, Inc., 53 W. James Street, Ste 101, Lancaster, PA 17603. A Final Land Development Plan was submitted in order to construct an addition to an existing house of worship. The property is located at 1504 Broadway. **There was no action taken on this plan.**

SL24-06- SNYDERS-LANCE – 1401 YORK STREET & YORK STREET (UN-ADDRESSED), Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Preliminary-Final Subdivision Plan was submitted in order to subdivide two existing lots into three lots. The property is located at 1401 York Street & York Street (un-addressed) in the R-15 and I Zones. **There was no action taken on this plan.**

SL24-07-SHERIDAN PRESS – 450 FAME AVE & 15 INDUSTRIAL DR, DC Gohn Associates, 32 Mount Joy Street, Mount Joy, PA 17552. A Preliminary 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. **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.

Mr. Kris Raubenstine, Hanover Land Services, Inc. represented this plan. He stated this is a land transaction involving the Carroll County Christian Center and an adjoining neighbor, Mr. Earl Miller. The plan proposes transferring a portion of land from the Christian Center to Mr. Miller. This land, located at the rear of Mr. Miller's property, is on the opposite side of a creek

and a 150-foot-wide riparian buffer, which was established as a stormwater feature in a previous land development plan.

The Carroll County Christian Center has no practical use for this land due to its inaccessibility, and Mr. Miller is interested in acquiring it to potentially build an accessory structure in the future. The transaction is essentially an add-on subdivision plan, where the land labeled as "lot two" would be merged with Mr. Miller's existing property, increasing its size. There are no proposed developments at this time, and the commission received minimal comments from the county.

Planners Arnold/Baile moved for a favorable recommendation to the Penn Township Board of Commissioners to SL24-08-Carroll County Christian Center Inc – 889 Baltimore Street. Motion carried on a 5-0 vote.

Draft Zoning Ordinance – There was no discussion.

Public Comments: There were none.

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary

**PENN TOWNSHIP PLANNING COMMISSION
SEPTEMBER 5, 2024**

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

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

ZHB24-20- Russell, Bernadette M., 10 Walloby Lane, Hanover, PA 17331. The applicant is requesting a variance to Section 300.3 (Fences and Walls) in order to have a fence that exceeds the maximum height of three (3) feet in a front yard area. The property is located at 10 Walloby Lane, Hanover, PA 17331 in the R-40 zone.

Ms. Bernadette Russell, the property owner, submitted a request for a variance regarding a fence installed on her corner lot, which has two front yards. The fence, a 4.5-foot-tall black aluminum open-style design, was installed by Lowe's in June. Ms. Russell was not informed at the time of installation that a permit was required. The fence is positioned 72 feet from the primary front yard and 40 feet from the secondary front yard, with vacant fields located at the rear of the property.

Planners Bull/Brown moved for a favorable recommendation to Section 300.3 (Fences and Walls) in order to have a fence that exceeds the maximum height of three (3) feet in a front yard area as it meets the requirements of a variance as set forth in Section 502.3 a) thru f). Motion carried on a 4-0 vote.

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.

David Lipinski, representing Jamestown Housing Associates and developer J.A. Myers, addressed the Planning Commission to provide an update on the 2017 development plan. He

clarified that no action was requested at the meeting, as the plan was recently resubmitted after obtaining several waivers from the Board of Commissioners. The plan required revisions to comply with new state and federal regulations, including updated erosion and sediment control measures. The development will feature 180 single-family residential lots, including several non-building lots designated for HOA use. There are also two small sliver lots near Bowman Road that they intend to merge with an adjacent property, or, if declined by the property owner, to incorporate into the HOA. Mr. Lipinski noted that further approvals, including E&S, NPDES permits, and DEP general permits, are still needed and shared plans for review. He emphasized that this presentation was informational and aimed to provide an overview of the project's status.

Mr. Lipinski requested to use slant curbing instead of vertical curbing for the streets in the new development. He explained that slant curbing is already used in nearby developments and offers advantages for construction. Slant curbing allows flexibility in driveway placement, which is necessary since driveway locations are determined by the house style chosen by future homeowners. Vertical curbing, by contrast, requires pre-determined driveway locations, which can result in the need for curb modifications if the driveway placement changes. To address concerns about durability, he proposed using a modified slant curb design, which reduces chipping by eliminating the sharp angles typical of standard slant curbs. He also noted that all inlets would be type C inlets to ensure effective stormwater management, even if blockages occur. He clarified that the use of slant curbing does not require a waiver since it is permitted by the subdivision land development ordinance, although material specifications typically call for vertical curbing. The commission was asked to consider supporting the use of slant curbing in the development, the Planning Commission had no objection to the slanted curbing.

Mr. Lipinski stated that a requirement under Section 605 for a landscape plan to be signed and sealed by a licensed landscape architect in Pennsylvania. The challenge presented was that their current landscape architect had retired, leaving them without a professional to seal the plans. He inquired whether it would be permissible to submit the landscape plan without the seal or if they must subcontract a new landscape architect to meet this requirement.

Township Engineer Bortner responded, noting that while there were instances in the past where plans without a landscape architect's seal were accepted, current practice requires all landscape plans to be sealed. To comply with the ordinance, the presenter acknowledged the need to subcontract a landscape architect to review and seal the plans, while their team would continue with the initial design based on the ordinance's specifications. The Planning Commission agreed to require the landscape architect's signature and seal.

Engineer Bortner indicated that the primary concern regarding the right-of-way pertains to Bowman Road, as it is the main area where the development meets the existing street. He also mentioned that Breezewood Drive and Hall Drive need to be checked for adequate right-of-way, particularly if there is a need to extend from 33 feet to 50 feet. Engineer Bortner also noted that J.A. Meyers Building and Development Inc. is listed as the owner on the title sheet. He suggested adding another signature block if ownership differs between entities, such as Mustang Point LLC or Moorlach Hills LLC, to ensure proper authorization.

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.**

SL24-05- LCBC HANOVER – 1504 BROADWAY, RGS Associates, Inc., 53 W. James Street, Ste 101, Lancaster, PA 17603. A Final Land Development Plan was submitted in order to construct an addition to an existing house of worship. The property is located at 1504 Broadway. **There was no action taken on this plan.**

SL24-07-SHERIDAN PRESS – 450 FAME AVE & 15 INDUSTRIAL DR, DC Gohn Associates, 32 Mount Joy Street, Mount Joy, PA 17552. A Preliminary 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. **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. **There was no action taken on this plan.**

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

Draft Zoning Ordinance – There was no discussion.

Public Comments: Mr. Leonard Rice, residing at 125 Hirtland Avenue reported the Campbells, Snyder’s solar field on York Street, where approximately 150 sheep have been brought in to graze and manage the grass. Some residents enjoy having the sheep, but others have raised concerns about the smell, particularly in the summer, and potential drainage issues, as a ditch runs between the solar field and nearby properties, potentially leading to water problems during heavy rains.

The Planning Commission noted that, in 2013, a formal request for a variance to allow sheep on the property was denied by the zoning board. However, it appears that Campbell's, which owns the land, has recently given permission for the sheep to be there, leading to a violation of zoning regulations. The next steps involve notifying Campbell's of this violation.

Planning member Mike Brown announced the recent passing of Planner Mike Hoover, highlighting his valuable contributions to the Planning Commission and expressing that he will be greatly missed. He also noted that there are several vacancies on the Commission, and the Board of Commissioners is currently considering strong candidates to fill these positions.

The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary

**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

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 Westminister 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 Westminister 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 Westminister 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

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