

PENN TOWNSHIP PLANNING COMMISSION
April 3, 2025

Planner Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, April 3, 2025. Also present were planning members Matthew Baile, Ron Arnold, Jennifer Mosier, Lenny Rice, and Ronnie Bull, along with Zoning Officer Beth LeFevre, Township Engineer Eric Bortner, and Township Secretary Klinefelter.

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 6, 2025, Planning Commission minutes as submitted.

Review and make recommendations on modification/waiver and exoneration requests and pending subdivision/land development plans:

SL25-02-1185 WESTMINSTER AVENUE-HIGHLAND VIEWS, Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Preliminary-Final Subdivision Plan was submitted in order to subdivide an existing lot in order to create four lots with which to construct single family dwellings. The property is located at 1185 Westminster Avenue in the R-22 Zone.

Kris Raubenstine, Hanover Land Services reviewed the subdivision request. The lots once subdivided will be sold to build single-family homes. Engineer Comments have been addressed.

Planners Arnold/Rice moved for a favorable recommendation to the Penn Township Board of Commissioners for SL25-02-1185 Westminister Avenue-Highland Views. Motion carried 5-0.

SL25-03- 595 & 597 MCALLISTER STREET-CM COOPER PROPERTIES,LLC, Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Final Subdivision Plan was submitted in order to subdivide existing lots in order to create four lots with which to construct four single-family attached dwellings. The property is located at 595 & 597 McAllister Street in the R-8 Zone.

Engineer Bortner reviewed the approved conditions from the Zoning Hearing Board. A revised plan was submitted to reflect the comments from the engineer. Stormwater and grading was revised on the final plan. Kris Raubenstine from Hanover Land Services reviewed the plan with the planning commission.

Planners Bull/Mosier moved for a favorable recommendation to the Penn Township Board of Commissioners for SL25-03-595 & 597 McAllister Street-CM Cooper Properties, LLC. Motion carried 5-0.

SL25-04-556 PUMPING STATION ROAD-JAMES R.D. LANGKAM AND RUSSELL LANGKAM, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A Final Subdivision Plan was submitted in order to subdivide an existing lot into two lots. The property is located at 556 Pumping Station Road in the R-15 Zone.

Ron Brown from GHI reviewed the plan with the planning commission. The engineer's comments were taken into consideration during revision of the final plan. The front part of the property is in West Manheim Township. There are currently no plans for building a structure on the subdivided lot.

Planners Arnold/Baile moved for a favorable recommendation to the Penn Township Board of Commissioners for SL25-04-556 Pumping Station Road-James R.D. Langkam and Russell Langkam. Motion carried 5-0.

OLD BUSINESS – There was none

Public Comments: There were none.

The meeting adjourned at 7:21 p.m.

Respectfully submitted,

Laura Klinefelter
Township Secretary