

**PENN TOWNSHIP PLANNING COMMISSION**  
**July 3, 2025**

Vice Chair Ronnie Bull called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, July 3, 2025. Also present were planning members Ron Arnold, Matthew Baile, Jennifer Mosier, and Lenny Rice, along with Zoning Officer Beth LeFevre, Township Engineer Eric Bortner, and Township Manager Donna Sweeney. Zach Smith 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 June 6, 2025, Planning Commission minutes.

**Review and make a recommendation to the Zoning Hearing Board on the following zoning appeals:**

**ZHB25-05 – Paulus, Jeffrey, Berlin St. Associates 914 Trust**, 219 York Street, Hanover, PA 17331. The applicant is requesting a special exception to Section 202.2 (Uses by Special Exception) in order to construct a three-unit multi-family dwelling. The property is located at 108 Bowman Road/350 S Center Street in the R-8 Zone.

Mr. Jeffrey Paulus, Berlin St. Associates 914 Trust represented this request. The applicant presented a proposal for a three-unit residential building at the corner of Bowman Road and Center Street. After consulting with Group Hanover, Inc. it was determined the lot meets the required setbacks to accommodate the proposed structure. The building would face Center Street, minimizing traffic impact on Bowman Road. Parking would be provided in front of each unit, with each unit including garage access, and the existing detached garage on the property would remain as an amenity exclusive to Unit 1.

Mr. Paulus explained that the project is a privately funded investment aimed at helping families transition into homeownership, not adding long-term rental properties. Each of the three-bedroom, two-and-a-half-bath units would be separately deeded, with the developer utilizing rent-to-own or owner-financing options to support buyers. While short-term rentals may be possible initially, the ultimate goal is to sell the units to individual homeowners.

The Planners discussed the compatibility of the proposal with the surrounding neighborhood, which includes various multi-family properties such as duplexes and other rental and owner-occupied units on Glade Avenue, Mustang Avenue, Overlook, and Bowman Road.

Mr. Paulus concluded the current request is for a special exception to permit multi-family use on the lot within the R-8 zoning district. If granted, the next step would be a formal subdivision and land development application, followed by the permitting process. Township Engineer

Bortner noted a minor side setback adjustment may be required to meet code for multi-family dwellings, but there appears to be adequate space to accommodate this.

Planner Jennifer Mosier made a motion for recommendation for approval and Planner Lenny Rice seconded the motion to the Penn Township Zoning Hearing Board regarding a special exception to Section 407.2a (Expansion and Alteration) in order to expand an existing nonconforming use to construct additional classrooms. Motion Carried.

**ZHB25-06 – DiMaggio, Julie**, P.O. Box 2151, Westminster, MD 21158. The applicant is requesting a variance to Section 300.8a (Swimming Pools/Garden Pools) in order to construct an above-ground pool in the rear setback. The property is located at 1676 Taylor Drive, Hanover, PA 17331 in the R-22 Zone.

The property owner, Ms. Julie DiMaggio, 1676 Taylor Drive, presented this request. Ms. DiMaggio would like to install a 15-foot-round, 4-foot deep above-ground pool in her backyard. Due to the limited yard space, the installation does not meet the required 30-foot rear setback for pools in the zoning district. The proposed pool location is behind the garage, near an existing patio, with approximate distances of 17 feet from one fence line and 15 feet from the rear.

The property backs up to the former Markets parking lot, separated by a line of trees and a four-foot fence. Zoning Officer LeFevre stated there are other pools in the neighborhood, however, no similar variance requests from the area were found on record. Township Engineer Bortner stated that a buffer yard is required where residential properties abut commercial uses, which helps maintain separation and privacy.

Planner Lenny Rice made a motion for recommendation for approval and Planner Ronnie Bull seconded the motion to the Penn Township Zoning Hearing Board regarding a variance to Section 300.8a (Swimming Pools/Garden Pools) in order to construct an above-ground pool in the rear setback. Motion Carried.

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

**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 and convert existing buildings and proposed building into retail space. The property is located at 934 Baltimore Street in the Highway Business Zone.

Roland Brown, GHI Engineers & Surveyors, provided an update on a longstanding property issue involving a boundary dispute between Mr. Bentzel and the adjacent property owner. The matter had delayed progress since 2021 due to conflicting ownership claims. Following legal proceedings, it was determined that a portion of the disputed area, previously thought to belong to Dutch Country, was part of Mr. Bentzel's Parcel. The court recognized the deed,

which dates back to the early 1900s, and the matter is now resolved with clear ownership documentation.

With the ownership clarified, the applicant is proceeding with a consolidation of Parcels 64 and 65 into one lot, as required by a special exception granted in July 2021. That approval allowed for the expansion of nonconforming buildings on the site, contingent upon combining the parcels.

The site, formerly home to a gas station and other commercial structures, is heavily developed with existing nonconformities. The plan proposes to reduce impervious coverage from 93.5% to 85% by adding green space behind the buildings. A total of 27 parking spaces are proposed, exceeding the required 20. Proposed additions include three new one-story structures for retail and storage, replacing or modifying existing temporary features such as tents or storage containers. Setbacks remain tight, but new construction is designed not to encroach further than existing structures. The rear setbacks required are 50 feet; proposed additions fall short but are consistent with existing conditions.

Staff noted that the current plans, submitted the day of the meeting, had not yet addressed prior county or staff review comments from July 2022 and June 2025. The applicant agreed to review and respond to those outstanding items before proceeding.

Planner Ron Arnold made a motion for an unfavorable recommendation for approval and Planner Matthew Baile seconded the motion to the Penn Township Board of Commissioners. Motion carried.

**Review and make recommendations on the following request:** None

**OLD BUSINESS** – There was none

**NEW BUSINESS** – Zoning Officer LeFevre explained that Emergency Management Coordinator Jeff Waltman raised concerns regarding public safety due to confusing address numbering along multiple disconnected segments of Breezewood Drive. The issue is that addresses on different parts of the road particularly between York Street, Black Rock Road, and the new Mustang Point extension are similar and may mislead emergency responders, especially when out-of-town units are dispatched.

Township Engineer Bortner noted that in the early 1990s the township intended for Breezewood Drive to connect across the hill to the Environmental Center by South Western High School area. However, due to public opposition regarding environmental impact, the connection was never completed. As a result, separate road segments retained the same name.

The current proposal would rename the disconnected portion of Breezewood Drive to “Deer Creek Drive,” consolidate the name Hall Drive through to Black Rock Road, and allow Breezewood Drive to continue uninterrupted toward Bowman Road.

Planner Baile stated that this solution affects the fewest number of homes and does not impact any residences along the Hall Drive segment. He also emphasized the confusion caused by non-sequential address numbering and noted that small delays in emergency response could be significant.

Manager Sweeney confirmed that the residents' deeds would not be affected, as the deed is tied to legal descriptions or tax parcel number, not the street address. Letters and a checklist outlining the necessary steps for updating personal information have already been sent to affected homeowners. A representative has attended meetings on their behalf and has not expressed strong opposition, though some concern was raised regarding the inconvenience for elderly residents. Once it was clarified that the changes would not involve legal costs, no further objections were received.

Planner Bull noted that while the change is inconvenient, safety is the top priority, and this renaming presents the least disruptive solution. Township Engineer Bortner added that the affected residents were involved in selecting the new name, "Deer Creek Drive."

**Public Comments:** There were none.

The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Donna M. Sweeney  
Township Manager