

**PENN TOWNSHIP PLANNING COMMISSION**  
**September 4, 2025**

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, September 4, 2025. Also present were planning members Ronnie Bull, Ron Arnold, Matthew Baile, Jennifer Mosier, Heidi Lombardi-Finn, and Lenny Rice, along with Zoning Officer Beth LeFevre, Township Engineer Eric Bortner, and Assistant Township Manager Laura 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 July 3, 2025, Planning Commission minutes.

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

**ZHB25-07 – Urick, Daniel and Kathy**, 345 Westminster Avenue, Hanover PA 17331. The applicant is requesting a special exception to Section 203.2 (Use Regulation) in order to operate a hair salon in the home as a home occupation. The property is located at 209 Park Heights Boulevard, Hanover, PA 17331 in the R-15 Zone.

Kathy and Daniel Urick discussed the 1 chair hair salon that they would like to have in the home they are purchasing at 209 Park Heights Boulevard. Hours of operation would be Tuesday-Thursday 9:00am to 5:00pm approximately. Services will be done by appointment only with no walk-ins. Traffic would be minimal due to only having 1 to 2 cars at the property at a time and only having 2-3 appointments each day. If they want a sign they will need a permit. Ms. Urick said she will put up a sign if the Township requires it but is not looking to have one installed. There are no businesses in that area but there is another hair salon on Park Heights Boulevard by Beck Mill Road. Ms. Urick does not have any intention of expanding the business to more than 1 chair. She has been a licensed hairdresser since 1987.

Planner Ronnie Bull 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 203.2 (Use Regulation) in order to operate a hair salon in the home as a home occupation. Motion carried 6-1, with one nay from Planner Ron Arnold.

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

**SL25-05 – 816 MCALLISTER STREET, HBH MANAGEMENT INC.**, Hanover Land Services, Inc., 555 Centennial Ave, Suite 125, Hanover, PA 17331. A Final Subdivision Plan was submitted in order to subdivide 2.68 acres off an existing 6.23-acre lot for vacant land.

Kris Raubenstine from Hanover Land Services reviewed the subdivision plan which is a 2-lot subdivision. The property owner is looking to subdivide 2.68 acres off of the original lot and currently does not have plans for the lot.

Planner Ron Arnold made a motion for recommendation of approval of the plan and Planner Jennifer Mosier seconded the motion to recommend the final subdivision plan for 816 McAllister Street.

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

**OLD BUSINESS – Review draft Zoning Ordinance** – Zoning Officer LeFevre sent the draft of the updated zoning ordinance to the commission to review. The ordinance has been reviewed by the York County Planning Commission which recommended adoption. Next step for the ordinance will be advertisement, and a public hearing will be scheduled.

**NEW BUSINESS** – Dan Rogers, 79-78 Woodland Ave: Mr. Rogers came in front of the commission to discuss a property he owns off Beck Mill Rd. This is a 6.2-acre lot that was originally part of a plan known as Park Heights in 1936. Mr. Rogers would like to either build 1 dwelling on the lot or subdivide the parcel into 2-3 lots. This property currently is unable to have a dwelling on it due to not having access to a public street. The access to the property is on a private lane called Georgia Ave. This lane has not been adopted by the Township and is not able to be used. The definition of a private lane vs a public street was discussed. The Commission discussed with Mr. Rogers what steps he needs to take in order to get approval to build. He will need to go in front of the zoning hearing board to request a special exception to be allowed to use Georgia Ave as his access instead of a public street. He will also need to request to be able to subdivide the lot if he chooses. Mr. Rogers was told to work with the Zoning Officer if he has any questions.

**Public Comments:** There were none.

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Laura Klinefelter  
Assistant Township Manager