

**PENN TOWNSHIP PLANNING COMMISSION AGENDA**

**December 4, 2025 @ 7:00 pm**

1. **Call to order-Roll Call and Pledge of Allegiance to the Flag, followed by a period of silent meditation**
2. **Review and approve/disapprove:**

November 6, 2025 minutes

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

**ZHB25-10 – Sabol, James,** 1520 Maple Lane, Hanover, PA 17331. The applicant is requesting a variance to Section 300.3 (Fences) in order to construct a fence in the front yard area that exceeds the maximum three (3) foot height. The property is located at 1520 Maple in the R-15 zone.

**ZHB25-11 – Rodgers, Daniel,** 7978 Woodland Drive, Hanover, PA 17331. The applicant is requesting a variance to Section 311 (Street Access) in order to utilize an undedicated street that does not meet the fifty (50) foot minimum right-of-way requirement for access in order to construct a single-family dwelling. The property is located at Beck Mill Road, Hanover, PA 17331 in the R-15 Zone.

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

**SL24-13- 1160 CARLISLE STREET- 7 BREW COFFEE,** Shawn Barry of Toth and Associates, 1550 E. Republic Road, Springfield, MO 65804. A Final Land Development Plan was submitted in order to construct a drive-thru coffee shop. The property is located at 1160 Carlisle Pike in the HB Zone.

5. **Old Business**

None

6. **New Business**

None

7. **Public comments**

8. **Adjournment**