

PENN TOWNSHIP PLANNING COMMISSION
January 8, 2026

Planner Ronnie Bull called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, January 8, 2026. Also present were planning members Zach Smith, Ron Arnold, Lenny Rice, and Heidi Lombardi-Finn, along with Zoning Officer Beth LeFevre, Township Engineer Eric Bortner, and Assistant Township Manager Laura Klinefelter. Planning Member Jennifer Mosier 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 December 4, 2025, Planning Commission minutes.

The Planning Commission took action to reorganize. A motion was made and second to nominate Zach Smith as Chairman. Motion carried. A motion was made and second to nominate Ronnie Bull as Vice-Chairman. Motion carried.

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

ZHB25-12 – CAC Property LLC, 1035 High Street, Hanover, PA 17331. *The applicant is requesting a Special Exception to Section 406.2 (Expansion and Alteration) in order to expand an existing non-conforming use. The property is located at 1035 High Street in the Shopping/Commercial Zone.*

Mike LaFaver presented the case. The owner purchased a portion of the lot next to their lot and merged them together. They are looking to demolish the existing building and rebuild the office. The same request was previously approved for the expansion of a non-conforming use when the property was zoned R-15, before the zoning was changed to Shopping/Commercial. The applicant is coming before the Planning Commission again since the newly added land was not part of the previously approved request.

Planners Smith/Rice moved for a favorable recommendation to the Penn Township Zoning Hearing Board for ZHB25-12 with the condition that it meets the current 20-foot set back in the current zone. Motion Carried 4-0.

ZHB25-13 – Bon-Ton Builders, Inc., 1060 Baltimore Street, Hanover, PA 17331. *The applicant is requesting a Special Exception to Section 406.2 (Expansion and Alteration) and a Variance to Sections 209.3 (Area and Bulk Regulations) and 639G (Expansion and Alteration of a Nonconformity) in order to expand an existing non-conforming structure into the front setback. The property is located at 1060 Baltimore Street in the Shopping/Commercial Zone.*

Kris Raubenstine from Hanover Land Services presented the request to the commission. The current property owner is looking to extend the roofline to the existing sidewalk, possibly in black metal roofing material. They are also looking to remodel the front face of the building. This roof will help pedestrians during inclement weather get to and from the building and give the building more curb appeal. This will not affect the parking in front of the building.

Planners Smith/ Lombardi-Finn moved for a favorable recommendation to the Penn Township Zoning Hearing Board for ZHB25-13. Motion Carried 4-0.

ZHB25-14 – Trujillo, Kristina *5144 Grandview Road, Hanover, PA 17331. The applicant is requesting a Special Exception to Section 317 (Uses Not Provided For) in order to operate an in-home sewing class. The property is located at 5144 Grandview Road in the R-22 Zone.*

Kristina Trujillo, the property owner, discussed the request with the commission. Mrs. Trujillo moved here recently from Japan. She teaches sewing classes in her home. The students use her driveway and there are no more than 5 students at a time. Most of the classes are during the day and run from 1 to 2 hours and the latest she would teach would be until 6pm. She is not planning on putting a sign on the property and does not sew to sell products. She received letters from the surrounding neighbors saying they are okay with her having the sewing classes at her home. The complaints from another neighbor were children looking out the window at their property and line of sight issues when pulling out from their driveway.

Planners Smith/Lombardi-Finn moved for a favorable recommendation to the Penn Township Zoning Hearing Board for ZHB25-14 with the condition of a maximum of 5 students at a time. Motion Carried 4-0.

Review and make recommendations on modification/waiver and exoneration requests, and pending subdivision/land development plans: None

Review and make recommendations on the following request: None

OLD BUSINESS – There was none.

NEW BUSINESS – There was none.

Public Comments: There were none.

The meeting adjourned at 7:32 p.m.

Respectfully submitted,

Laura Klinefelter
Assistant Township Manager