

## **PENN TOWNSHIP PLANNING COMMISSION**

**MARCH 5, 2026**

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, March 5, 2026. Also present were planning members Ron Arnold, Lenny Rice, Jennifer Mosier, Heidi Lombardi-Finn, and Anthony Fisher, along with Zoning Officer Beth LeFevre, Township Engineer Eric Bortner, and Assistant Township Manager Laura Klinefelter. Ronnie Bull 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 February 5, 2026, Planning Commission minutes.

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

There were none.

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

**SL22-01 – WATER STREET FOUR, LLC**, Hanover Land Services, Inc., 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Preliminary/Final Land Development plan submitted in order to create one-hundred twenty-two (122) new residential units for an adult restrictive community. The property is located on Moulstown Road in the R-8 Urban Residential zone.

Kris Raubenstine of Hanover Land Services provided an informational overview of this project, which was originally submitted to the Planning Commission in approximately 2021–2022. The plan has been scaled back from 122 lots to 118 lots due to floodplain constraints and stormwater management requirements. The overall road network and unit layout remain substantially similar to the original submission. The most significant site change since the original plan is the westward relocation of a cluster of homes to maintain required separation from a Columbia Gas transmission line easement that runs through the property. The project is a 55-plus adult restricted community with an HOA structure; homeowners will own their individual dwelling units while the HOA maintains the common grounds and the development as a whole. The developer is currently planning slab-on-grade, single-story units, though individual buyers may request variations. Internal sidewalks are provided throughout the development and are designed to connect to future pedestrian infrastructure. No sidewalk connection is proposed along Moulstown Road, as it is a state road and pedestrian use along that corridor was not considered appropriate. An emergency access gate off Moulstown Road is included for public safety personnel. Three stormwater management basins are incorporated into the plan and are designed to be wide and shallow per current DEP standards, with fencing required around each. Mr. Raubenstine noted that the applicant has secured approvals from

DEP, PennDOT, York County Conservation District, and other outside agencies since the original submission.

This item was presented for informational purposes only. No action was requested or taken. Mr. Raubenstine indicated he expects to return to the Planning Commission within the next one to two months to seek a formal recommendation.

**SL25-08 – FOOTER STREET – BENJAMIN A. MYERS LAND INVESTOR LLC**, Hanover Land Services, Inc., 555 Centennial Avenue, Hanover, PA 17331. A Final Subdivision/Land Development plan submitted in order to subdivide an existing lot into two lots and construct a single-family semi-detached dwelling. The property is located at Footer Street in the R-8 zone.

Kris Raubenstine of Hanover Land Services presented this Final Subdivision/Land Development plan. The proposal is to subdivide an existing vacant lot at the intersection of Footer Street and McAllister Street into two lots and construct a single-family semi-detached dwelling (commonly referred to as a duplex) with a shared party wall. The property presents design challenges due to double road frontage on both Footer Street and McAllister Street, which creates two front yard setbacks of 35 feet each and significantly limits the buildable area. Lot sizes are approximately 7,500 square feet and approximately 7,000 square feet. The plan includes driveway access, sidewalk extension to the alley, replacement of existing depressed curbing with vertical curb, and utility connections. The applicant recently received the sewer planning module and the York Adams Tax Bureau capacity application for water service was approved by Hanover Borough. The applicant is awaiting the formal water agreement before water construction drawings can be submitted. The improvement bond amount was reviewed at the Public Works Committee meeting the Monday prior to this meeting. A variance application has been submitted to the Zoning Hearing Board regarding rear decks, as the constrained setbacks leave insufficient room to construct decks without zoning relief.

After discussion, the planners agreed to table this item to the April meeting. The Zoning Hearing Board is scheduled to hear the variance request on the decks prior to the next Planning Commission meeting, and the commission preferred to make its recommendation with knowledge of that outcome so that the conditions of any recommendation could be stated cleanly. No recommendation was made.

**Review and make recommendations on waiver and exoneration requests:**

Hanover Land Services, Inc., on behalf of Bon Ton Builders, Inc., requested waivers to Section 402S (Preliminary Plan Requirements), Section 505.K.1 (Sidewalks), and Section 603 (Curbs, Gutters, and Sidewalks) of the Penn Township Subdivision and Land Development Ordinance regarding SL26-01 – 55 Wilmar Avenue – Bon Ton Builders, Inc. The waiver request letter is dated February 6, 2026.

**SL26-01 – 55 WILMAR AVENUE – BON TON BUILDERS, INC.**, Hanover Land Services, Inc., 555 Centennial Avenue, Hanover, PA 17331. A Preliminary/Final Subdivision/Land Development plan submitted in order to subdivide an existing lot into two lots and construct a

single-family semi-detached dwelling. The property is located at 55 Wilmar Avenue in the R-10 zone.

Kris Raubenstine of Hanover Land Services presented this plan. Similar in concept to SL25-08, the proposal involves subdividing an existing 0.27-acre lot into two lots and constructing a single-family semi-detached dwelling with a shared party wall. The property has greater depth than the Footer Street property, allowing for walkout basement units. Driveways will come off Wilmar Avenue. The existing sidewalk along Bear Avenue wraps around to Wilmar Street and terminates at the subject property; the remainder of that block of existing homes does not have sidewalk. Three items were before the commission for action: a waiver to Section 402.S, a waiver to Sections 505.K.1 and 603, and the final plan itself. The commission acted on each item separately.

**Section 402.S (Preliminary Plan Requirements) – Waiver Request:** Section 402.S requires that a preliminary plan depict cartway and road information for all streets within a prescribed area of the subject property. Because the lot is only 0.27 acres and is already an existing developed street lot, showing every street within the required radius would involve extensive annotation with no practical benefit to the review of the plan. Township Engineer Eric Bortner noted that this requirement is most valuable for larger multi-lot developments where access, traffic circulation, and intersection spacing are material considerations, and that the practical benefit is limited for this type of in-fill project. The planners concurred.

Planners Lombardi-Finn/Rice made a motion for a favorable recommendation on the waiver to Section 402.S. Motion Carried.

**Sections 505.K.1 and 603 (Sidewalks / Curbs, Gutters, and Sidewalks) – Waiver Request:** The applicant requested a waiver from the sidewalk requirement. The existing sidewalk along Bear Avenue and Wilmar Street terminates immediately adjacent to the subject property, and the rest of that block of existing homes has no sidewalk. Discussion among the planners and staff centered on whether it was appropriate to require sidewalk installation given that the surrounding block lacks sidewalk, versus the principle that new construction is the appropriate time to require improvements. Several planners expressed the view that if new development is occurring, sidewalk should be installed at that time so that connectivity can be built incrementally, rather than waiting indefinitely for the full block to be redeveloped. The developer indicated willingness to add a note to the plan committing future homeowners to install sidewalk if the township later requires it block-wide, but the commission did not find this sufficient. The planners noted that the adjacent vacant lot (Lot 15) has a for-sale sign and may be developed soon, which could bring its own sidewalk requirement and further the case for requiring it now.

A motion by Rice/Mosier was made for an unfavorable recommendation on the waiver to Sections 505.K.1 and 603, thereby requiring sidewalk to be installed. Motion Carried.

**SL26-01 – Final Land Development Plan:** A motion was made by Smith/Rice for a favorable recommendation on the final land development plan for SL26-01, with the following

conditions: (1) the proposed improvement bond is approved by the Board of Commissioners; and (2) sidewalk is shown on the final plan consistent with the unfavorable recommendation on the sidewalk waiver. Motion Carried.

**OLD BUSINESS** – There was none.

**NEW BUSINESS** – There was none.

**Public Comments:** There were none.

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Laura Klinefelter  
Assistant Township Manager