

**PENN TOWNSHIP PLANNING COMMISSION**  
**January 2, 2025**

Planner Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, January 2, 2025. Also present were planning members Matthew Baile, Ron Arnold, Chris Raylock, and Lenny Rice, along with Zoning Officer Beth LeFevre, Township Engineer Eric Bortner, and Township Secretary Klinefelter.

All in attendance stood for the Pledge of Allegiance to the Flag, which was followed by a period of silent meditation.

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

The planners approved the December 5, 2024, Planning Commission minutes as submitted.

**The planners received the following zoning appeals and made the following recommendations:**

**ZHB24-24-Luckenbaugh, Steven D. Jr. & Melissa S.**, 700 Wilson Avenue, Hanover, PA 17331. The applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to adjust the property boundary between two parcels through an add-on subdivision to modify a nonconforming existing lot. The property is located at 700 Wilson Avenue, Hanover, PA 17331 in the I Zone

Kevin Barnes from GHI, representing Mr. Luckenbaugh explained the one property is non-conforming due to the property lines. The property owner is looking to take land from property 15 and include it to property 16 so the property is not non-conforming except for the front setback. This property is currently a non-conforming use as it is a residential home in the Industrial Zone. The owner will need to go in front of the Penn Township and Hanover Borough Planning Commissions for the Subdivision. Property Owner Mr. Luckenbaugh discussed how old the house is and when he purchased both properties. Planner Zach Smith asked Engineer Eric Bortner if the other lot will still meet the required acreage with being around 4 acres after the Subdivision. Eric Bortner answered yes, and said the required acreage is 2 acres.

Planners Bull/Baile moved for a favorable recommendation to the Penn Township Zoning Hearing Board for ZHB24-24 Luckenbaugh, Steven D. Jr. & Melissa S. Motion carried 5-0.

**ZHB24-25-CM Cooper Properties LLC**, 1655 High Pointe Lane, Spring Grove, PA 17362. The applicant is requesting a special exception to Section 202.2 (Use Regulations) in order to construct a single-family attached dwelling. The properties are located at 595 and 597 McAllister Street, Hanover, PA 17331 in the R-8 Zone.

Kris Raubenstine, from Hanover Land Services discussed the plans to construct single-family attached dwellings on the lots. Each Townhouse will be it's own separate parcel. The lots will be subdivided so each end unit includes the current garages that are on the properties. They will also be demolishing a current mobile home that is on one of the lots. The existing garages are non-conforming due to the setback.

Planners Arnold/Raylock moved for a favorable recommendation to the Penn Township Zoning Hearing Board for ZHB24-25 CM Cooper Properties, LLC. Motion carried 5-0.

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

**SL17-10-MUSTANG POINTE, J. A. Myers**, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood Drive and Bowman Road in the R-8 zone. **There was no action taken on this plan.**

**SL21-05-ELSNER ENGINEERING WORKS**, Elsner Engineering Works, 475 Fame Avenue, Hanover, PA 17331. A final subdivision plan was submitted in order to construct an Industrial Building for the expansion of Elsner Engineering. The property is located West of the intersection Barnhart Drive and Industrial Drive, Hanover, PA in the I-Industrial zone. **There was no action taken on this plan.**

**SL22-01 – WATER STREET FOUR, LLC**, Hanover Land Services, Inc, 585 McAllister St, Hanover, PA 17331, A Preliminary/Final Land Development plan submitted in order to create one-hundred twenty-two (122) new residential units. The property is located on Moulstown Road in the R-8 Urban Residential zone. **There was no action taken on this plan.**

**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, convert existing buildings and proposed building into a retail space. The property is located at 934 Baltimore Street in the HB Highway Business Zone. **There was no action taken on this plan.**

**SL22-11- LIBERTY RESTORATION & CONSTRUCTION LLC**, Hanover Land Services, Inc., 585 McAllister Street, Hanover, PA 17331. A Preliminary/Final Reverse Subdivision and Land Development Plan was submitted in order to consolidate two parcels into a sales office space. The property is located at 10 Westminster Avenue in the R-8 Urban Residential Zone. **There was no action taken on this plan.**

**SL24-03- HOLLAND CONSTRUCTION -100 BLETTNER AVE**, Site Design Concepts, Inc., 127 W. Market Street, Suite 100, York, PA 17401. A Final Land Development Plan was submitted in order to construct a proposed industrial building. The property is located at 100 Blettner Avenue in the A-O Apartment or Office Zone. **There was no action taken on this plan.**

**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.

Matt Peters from 7-Brew discussed the plan for the property. They will be demolishing the current Burger King building and having prefabricated buildings hauled in and placed on the property. The service will be drive-thru only with two drive-thru lanes and the orders will be taken by a person standing outside. There will also be a walk-up window if people would like to get out of their cars. Matt Peters and Cortney Odom discussed the Franchise's history and their business model.

Planners Raylock/Rice moved for a favorable recommendation to the Penn Township Board of Commissioners for SL24-13 1160 Carlisle Street – 7 Brew Coffee. Motion carried 5-0.

**SL24-14-37 37 INDUSTRIAL DRIVE – YAZOO MILLS**, DC Gohn Associates, 32 Mount Joy Street, Mount Joy, PA 17552. A Final Land Development Plan was submitted in order to construct a proposed industrial building. The property is located at 37 Industrial Drive in the Industrial Zone. **There was no action taken on this plan.**

**Draft Zoning Ordinance** – Planner Ronnie Bull said he was going through the prior planners notes and putting them together to submit. Zoning Officer Beth LeFevre will send an updated copy of the draft Zoning Ordinance containing all changes made to date. The Planning Commission will be supplied with paper copies in January 2025 and in March it will be finalized by the Planning Commission to move to the next step for approval.

**Public Comments:** None.

The meeting adjourned at 7:58 p.m.

Respectfully submitted,

Laura Klinefelter,  
Recording Secretary

**PENN TOWNSHIP PLANNING COMMISSION**  
**February 6, 2025**

Planner Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, February 6, 2025. Also present were planning members Matthew Baile, Ron Arnold, Jennifer Mosier, and Lenny Rice, along with Zoning Officer Beth LeFevre, Township Engineer Eric Bortner, and Township Secretary Klinefelter. Planner Chris Raylock 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 January 2, 2025, Planning Commission minutes as submitted.

**The planners received the following zoning appeals and made the following recommendations:**

**ZHB25-01 – Lehman, Kimberly A. and Eric A.**, 110 Black Rock Road, Hanover, PA 17331. The applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to operate a short-term rental. The Property is located at 110 Black Rock Road, Hanover, PA 17331 in the R-15 Zone.

Property owner Eric Lehman, 110 Black Rock Road, Hanover, presented this request. Mr. Lehman stated they own a five-and-a-half-acre former horse farm, which includes a fully renovated barn with three bedrooms and one-and-a-half baths, are requesting renting the space as a short-term rental to generate additional revenue. The space is currently used occasionally by family and friends. He confirmed that the rental would be for stays of a month or less, primarily for visiting family, event attendees, or temporary workers, and they intend to approve all guests before booking and ensure responsible use of the space. Concerns were raised regarding zoning regulations and precedents, referencing similar cases, some of which had conditions such as house rules being posted and owner availability in emergencies. Parking availability was also addressed, with the owners confirming ample space on the property that would not impact neighbors.

Planners Bull/Baile moved for a favorable recommendation to the Penn Township Zoning Hearing Board for ZHB25-01 Lehman, Kimberly A. and Eric A. Motion carried 4-1 with Planner Smith dissenting.

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

**SL17-10-MUSTANG POINTE, J. A. Myers**, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood Drive and Bowman Road in the R-8 zone. **There was no action taken on this plan.**

**SL21-05-ELSNER ENGINEERING WORKS**, Elsner Engineering Works, 475 Fame Avenue, Hanover, PA 17331. A final subdivision plan was submitted in order to construct an Industrial Building for the expansion of Elsner Engineering. The property is located West of the intersection Barnhart Drive and Industrial Drive, Hanover, PA in the I-Industrial zone. **There was no action taken on this plan.**

**SL22-01 – WATER STREET FOUR, LLC**, Hanover Land Services, Inc, 585 McAllister St, Hanover, PA 17331, A Preliminary/Final Land Development plan submitted in order to create one-hundred twenty-two (122) new residential units. The property is located on Moulstown Road in the R-8 Urban Residential zone. **There was no action taken on this plan.**

**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, convert existing buildings and proposed building into a retail space. The property is located at 934 Baltimore Street in the HB Highway Business Zone. **There was no action taken on this plan.**

**SL22-11- LIBERTY RESTORATION & CONSTRUCTION LLC**, Hanover Land Services, Inc., 585 McAllister Street, Hanover, PA 17331. A Preliminary/Final Reverse Subdivision and Land Development Plan was submitted in order to consolidate two parcels into a sales office space. The property is located at 10 Westminster Avenue in the R-8 Urban Residential Zone. **There was no action taken on this plan.**

**SL24-03- HOLLAND CONSTRUCTION -100 BLETTNER AVE**, Site Design Concepts, Inc., 127 W. Market Street, Suite 100, York, PA 17401. A Final Land Development Plan was submitted in order to construct a proposed industrial building. The property is located at 100 Blettner Avenue in the A-O Apartment or Office Zone. **There was no action taken on this plan.**

**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. **There was no action taken on this plan.**

**SL24-14-37 INDUSTRIAL DRIVE – YAZOO MILLS**, DC Gohn Associates, 32 Mount Joy Street, Mount Joy, PA 17552. A Final Land Development Plan was submitted in order to construct a proposed industrial building. The property is located at 37 Industrial Drive in the Industrial Zone.

Township Engineer Eric Bortner reported the final land development plan for constructing an industrial building at 37 Industrial Drive in the industrial zone is submitted for approval. The

preliminary plan was approved a few months ago, and the applicant now seeks final plan approval.

Brian Cooley of D.C. Associates, accompanied by Troy Eckert of Yazoo Mills, presented the final land development plan for a proposed 107,000-square-foot industrial building at 37 Industrial Drive. Mr. Cooley summarized the site includes 58 parking spaces and two access points, one to Gitts Run Road and another to Industrial Drive. The project, previously approved at the preliminary plan stage, includes road widening to 20 feet on both Gitts Run Road and Industrial Drive, consistent with improvements at the existing Yazoo Mills site. An existing box culvert under Industrial Drive required extension, and the structural plans for this modification have been reviewed and approved by the township engineer. The small portion of the site located in Heidelberg Township also received approval from its supervisors, contingent upon final township approval. No significant changes were made between the preliminary and final plans. The bond for the project was reviewed and approved by the Public Works Committee.

Planners Arnold/Bull moved for a favorable recommendation to the Penn Township Board of Commissioners for SL24-14, 37 Industrial Drive - Yazoo Mills. Motion carried 5-0.

**SL24-15 – 60 RADIO ROAD – JOANN NEIDERER**, Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Final Add On Subdivision Plan was submitted in order to increase the size the existing lot. The property is located at 60 Radio Road in the R-15/HB Zones.

Township Engineer Bortner reminded the Commission that this plan corresponds to a previous zoning case approving a lot size increase in order to expand a veterinary clinic. This is the subdivision plan associated with that zoning request.

Taylor Althouse of Hanover Land Services, Inc., 555 Centennial Avenue, Hanover, presented a proposal to transfer just under half an acre from the Neiderer property to the veterinary property. The subdivision follows a special exception granted on June 11, 2024, to expand the existing animal hospital. The additional land extends back to the hedgerow and has been part of a series of subdivisions over time. The property fronts in Hanover Borough and they found it unnecessary to review the proposal, and the township engineer confirmed no issues. While the land is being added now, any future development, such as buildings or kennels, would require a separate land development plan. Any structural additions or modifications would need further approval. At this stage, the proposal is solely for property line adjustments.

Planners Rice/Mosier moved for a favorable recommendation to the Penn Township Board of Commissioners for SL24-15 – 60 Radio Road – Joann Neiderer. Motion carried 5-0.

**Draft Zoning Ordinance** – Discussion ensued regarding the Draft Zoning Ordinance. Planner Bull reviewed items in Article 6 and sought clarification between the specific regulation and the land use table. Those items are:

- Professional Offices – Shopping Commercial as a permitted use
- Funeral Home – Mixed use and corridor business
  
- Section 699 - Wireless Communications proposed increasing the Financial Security amount to \$125,000.
- Page 148 – Non-Tower Communication – proposed increasing the Financial Security amount to \$35,000.
- Section 652 – page 103 - Junkyards, item F – inspections will be performed by the Zoning Officer.

Zoning Officer LeFevre will make the recommended revisions, and distribute copies via email to the planners, with a printed copy provided for Planner Rice. All planners will have five days to review and suggest any necessary adjustments. After this review period, Zoning Officer LeFevre will submit the final version to the York County Planning Commission for review.

**Public Comments:** Penn Township Commissioner Mark Elksnis thanked the Planning Commission for their work on the draft zoning ordinance.

The meeting adjourned at 7:56 p.m.

Respectfully submitted,

Laura Klinefelter  
Township Secretary

**PENN TOWNSHIP PLANNING COMMISSION**  
**March 6, 2025**

Planner Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, March 6, 2025. Also present were planning members Matthew Baile, Ron Arnold, Jennifer Mosier, and Lenny Rice, along with Zoning Officer Beth LeFevre, Township Engineer Eric Bortner, and Township Secretary Klinefelter. Planners Chris Raylock and Ronnie Bull were 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 6, 2025, Planning Commission minutes as submitted.

**The planners received the following zoning appeals and made the following recommendations:**

**ZHB25-02 – Eckenrode, Jason**, 612 Frederick Street, Hanover, PA 17331. The applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) and a variance to Section 612(d) (Expansion of Nonconformity) in order to construct an expansion on an existing nonconforming building. The property is located at 612 Frederick Street, Hanover, PA 17331 in the H/B Zone.

Jason Eckenrode, representing Divino’s Pizzeria & Grille and Dustin Bowersox from Warehouse Architects and Engineers reviewed the special exception request. The property is looking to expand the building to add more seating area for the restaurant. Currently, the restaurant is a non-conforming use and the building is non-conforming due to the set-back requirements. Planner Ron Arnold asked if the expansion can be moved to a different area. Jason Eckenrode said they were looking to keep it aligned with the original building for aesthetics and to reduce a potential accident. The expansion will be removing 5 parking spots, which will not impact the total parking spaces for the restaurant and will create 40-50 seats in the restaurant.

Planners Rice/Mosier moved for a favorable recommendation to the Penn Township Zoning Hearing Board for ZHB25-02 Eckenrode, Jason. Motion carried 5-0.

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

**SL17-10-MUSTANG POINTE, J. A. Myers**, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood Drive and Bowman Road in the R-8 zone.

JRH, on behalf of J.A. Myers Building and Development, Inc., is requesting a waiver to Section 605, Landscaping and Bufferyards of the Penn Township Subdivision and Land Development

Ordinance. They also are requesting a waiver to Section 306.B.3, Detention and Retention Basins of the Stormwater Management Ordinance. The property is located between Breezewood and Bowman Road.

David Lipinski from JRH presented the plan and waiver requests. The development is looking to use existing vegetation for the buffering on the east and south side of the property. There are woods currently along the line and the School District is looking to add buffering to their side of their property line with their land development plan. David explained the waiver for the slope of Basin A. There will also be a fence around the basin due to the slope. The plan was reviewed for the development and the boundaries for the phases. Township Engineer Bortner said they are working with the York County Conservation District and most of the prior engineer comments have been addressed.

Planners Arnold/Baile moved to favorably recommend the waiver to Section 605, Landscaping and Buffer Yards of the Penn Township SALDO. Motion Carried 5-0.

Planners Arnold/Rice moved to favorably recommend the waiver to Section 306.B.3 Detention and Retention Basins of the Stormwater Management Ordinance. Motion Carried 5-0.

Planners Baile/Arnold moved to favorably recommend the preliminary subdivision plan for Mustang Pointe. Motion Carried 5-0.

**SL21-05-ELSNER ENGINEERING WORKS**, Elsner Engineering Works, 475 Fame Avenue, Hanover, PA 17331. A final subdivision plan was submitted in order to construct an Industrial Building for the expansion of Elsner Engineering. The property is located West of the intersection Barnhart Drive and Industrial Drive, Hanover, PA in the I-Industrial zone. **There was no action taken on this plan.**

**SL22-01 – WATER STREET FOUR, LLC**, Hanover Land Services, Inc, 585 McAllister St, Hanover, PA 17331, A Preliminary/Final Land Development plan submitted in order to create one-hundred twenty-two (122) new residential units. The property is located on Moulstown Road in the R-8 Urban Residential zone. **There was no action taken on this plan.**

**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, convert existing buildings and proposed building into a retail space. The property is located at 934 Baltimore Street in the HB Highway Business Zone. **There was no action taken on this plan.**

**SL22-11- LIBERTY RESTORATION & CONSTRUCTION LLC**, Hanover Land Services, Inc., 585 McAllister Street, Hanover, PA 17331. A Preliminary/Final Reverse Subdivision and Land Development Plan was submitted in order to consolidate two parcels into a sales office space. The property is located at 10 Westminster Avenue in the R-8 Urban Residential Zone. **There was no action taken on this plan.**

**SL24-03- HOLLAND CONSTRUCTION -100 BLETTNER AVE,** Site Design Concepts, Inc., 127 W. Market Street, Suite 100, York, PA 17401. A Final Land Development Plan was submitted in order to construct a proposed industrial building. The property is located at 100 Blettner Avenue in the A-O Apartment or Office Zone. **There was no action taken on this plan.**

**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. **There was no action taken on this plan.**

**SL24-14-37 INDUSTRIAL DRIVE – YAZOO MILLS,** DC Gohn Associates, 32 Mount Joy Street, Mount Joy, PA 17552. A Final Land Development Plan was submitted in order to construct a proposed industrial building. The property is located at 37 Industrial Drive in the Industrial Zone. **There was no action taken on this plan.**

**SL24-15 – 60 RADIO ROAD – JOANN NEIDERER,** Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Final Add On Subdivision Plan was submitted in order to increase the size the existing lot. The property is located at 60 Radio Road in the R-15/HB Zones. **There was no action taken on this plan.**

**SL25-01 – YOUNGS ROAD – REBERT FAMILY FARM,** GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A Final Add-On Lot Annexation Plan was submitted in order to consolidate/add-on two lots to an existing lot. The property is located on Youngs Road in the RC Zone.

Ron Brown from GHI presented the plan to the planning commission. The property owner is looking to purchase a lot and consolidate it with a current tract so he can apply for clean and green. It will make the property 10.006 acres. The intention for the land is for farming.

Planners Rice/Mosier recommended a favorable recommendation to the Board of Commissioners for SL25-01-Youngs Road – Rebert Family Farm. Motion Carried 5-0.

**SL25-02 – 1185 WESTMINSTER AVENUE – HIGHLAND VIEWS,** Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Preliminary-Final Subdivision Plan was submitted in order to subdivide an existing lot in order to create four lots with which to construct a single-family dwellings. The property is located at 1185 Westminster Avenue in the R-22 Zone. **There was no action taken on this plan.**

**SL25-03 – 595 & 597 MCALLISTER STREET – CM COOPER PROPERTIES, LLC,** Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Final Subdivision Plan was submitted in order to subdivide existing lots in order to create four lots with which to construct four singled-family attached dwellings. The property is located at 595 & 597 McAllister Street in the R-8 Zone. **There was no action taken on this plan.**

**Draft Zoning Ordinance** – Discussion ensued regarding the Draft Zoning Ordinance. Zoning Officer LeFevre reviewed items within the ordinance that needed to be discussed.

- Timber Harvesting was in the Zoning Ordinance in two different places. Only needs to be in the ordinance once.
- Removing a set amount for a bond for a wireless communication tower
- Wording and grammar within the ordinance

Zoning Officer LeFevre will make the recommended revisions, and distribute copies via email to the planners, with a printed copy provided for Planner Rice. All planners will have five days to review and suggest any necessary adjustments. After this review period, Zoning Officer LeFevre will submit the final version to the York County Planning Commission for review.

**Public Comments:** Dan Rogers, Parcel 44-000-05-0072.00-00000 on Beck Mill Rd wanted feedback from the Planning Commission regarding the subdivision he would like to do. Currently, there is no public road access to the parcel. He would like to gain access by a private drive that is used by other neighbors. This private drive also has a fence on it from one of the surrounding homeowners. Mr. Rogers would like to subdivide the property into three lots. The Planning Commission explained that he needs to find a public road to the parcel first before they move on to any next steps.

The meeting adjourned at 8:27 p.m.

Respectfully submitted,

Laura Klinefelter  
Township Secretary

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

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

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

**SL25-02-1185 WESTMINSTER AVENUE-HIGHLAND VIEWS**, Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Preliminary-Final Subdivision Plan was submitted in order to subdivide an existing lot in order to create four lots with which to construct single family dwellings. The property is located at 1185 Westminster Avenue in the R-22 Zone.

Kris Raubenstine, Hanover Land Services reviewed the subdivision request. The lots once subdivided will be sold to build single-family homes. Engineer Comments have been addressed.

Planners Arnold/Rice moved for a favorable recommendation to the Penn Township Board of Commissioners for SL25-02-1185 Westminster Avenue-Highland Views. Motion carried 5-0.

**SL25-03- 595 & 597 MCALLISTER STREET-CM COOPER PROPERTIES,LLC**, Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Final Subdivision Plan was submitted in order to subdivide existing lots in order to create four lots with which to construct four single-family attached dwellings. The property is located at 595 & 597 McAllister Street in the R-8 Zone.

Engineer Bortner reviewed the approved conditions from the Zoning Hearing Board. A revised plan was submitted to reflect the comments from the engineer. Stormwater and grading was revised on the final plan. Kris Raubenstine from Hanover Land Services reviewed the plan with the planning commission.

Planners Bull/Mosier moved for a favorable recommendation to the Penn Township Board of Commissioners for SL25-03-595 & 597 McAllister Street-CM Cooper Properties, LLC. Motion carried 5-0.

**SL25-04-556 PUMPING STATION ROAD-JAMES R.D. LANGKAM AND RUSSELL LANGKAM**, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A Final Subdivision Plan was submitted in order to subdivide an existing lot into two lots. The property is located at 556 Pumping Station Road in the R-15 Zone.

Ron Brown from GHI reviewed the plan with the planning commission. The engineer's comments were taken into consideration during revision of the final plan. The front part of the property is in West Manheim Township. There are currently no plans for building a structure on the subdivided lot.

Planners Arnold/Baile moved for a favorable recommendation to the Penn Township Board of Commissioners for SL25-04-556 Pumping Station Road-James R.D. Langkam and Russell Langkam. Motion carried 5-0.

**OLD BUSINESS** – There was none

**Public Comments:** There were none.

The meeting adjourned at 7:21 p.m.

Respectfully submitted,

Laura Klinefelter  
Township Secretary

**PENN TOWNSHIP PLANNING COMMISSION**  
**May 1, 2025**

Planner Ronnie Bull called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, May 1, 2025. Also present were planning members Matthew Baile, Ron Arnold, Jennifer Mosier, Lenny Rice, and Zach Smith, along with Zoning Officer Beth LeFevre, Township Engineer Eric Bortner, and Township Secretary 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 April 3, 2025, Planning Commission minutes as submitted.

**Review and make a recommendation to the Zoning Hearing Board on the following zoning appeals:** None

**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:**

**Chris and Sarah Leese are requesting a waiver to Section 513 (Other Utilities) of the Penn Township Subdivision and Land Development Ordinance in regards to installing a Fence within a gas line easement. The property is located at 15 Ivy Circle.**

Sarah Leese spoke regarding the easement on the property she purchased. There is a 50ft easement on the back of the property. A TC Energy representative said they do allow fences within their guidelines. There was a fence previously on the property but was taken down by the prior owners due to regrading of the yard. The gas line is abandoned and is no longer in use. Engineer Bortner stated that the right of way is not the Townships and belongs to TC Energy. Sarah stated that TC Energy said that there are no plans to use the gas line again, but are keeping the right of way just in case.

Planners Rice/Mosier motioned for a favorable recommendation regarding the fence waiver for 15 Ivy Circle. Motion passed unanimously.

**Kelly Conway & James O'Connor are requesting a waiver to Section 513 (Other Utilities) of the Penn Township Subdivision and Land Development ordinance in regards to installing a Fence within a drainage easement. The property is located at 115 Onyx Drive.**

Kelly and James reviewed the request for a fence on a waterway easement. The fence will be parallel with the easement. Engineer Bortner reviewed and explained that there is a stormwater pipe within that easement. The homeowners said they will put gates up to help

with equipment to get into and will be using vinyl fence. Planner Arnold explained that the easement is there in case access is needed to the pipe.

Planners Arnold and Lenny motioned for an unfavorable recommendation for the fence waiver for 115 Onxy Drive. Motion passed unanimously.

**OLD BUSINESS** – There was none

**Public Comments:** There were none.

The meeting adjourned at 7:31 p.m.

Respectfully submitted,

Laura Klinefelter  
Township Secretary

**PENN TOWNSHIP PLANNING COMMISSION**  
**June 5, 2025**

Planner Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, June 5, 2025. Also present were planning members Matthew Baile, Ron Arnold, Lenny Rice, and Ronnie Bull, along with Zoning Officer Beth LeFevre, Township Engineer Eric Bortner, and Township Secretary Klinefelter. 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 May 1, 2025, Planning Commission minutes with amendments to correct the voting record and the call to order for the May meeting.

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

**ZHB25-04-St. Joseph's Church**, 5125 Grandview Road, Hanover, PA 17331. The applicant is requesting a special exception to Section 407.2a (Expansion and Alteration) in order to expand an existing nonconforming use to construct additional classrooms. The property is located at 5125 Grandview Road, Hanover, PA 17331 in the R-22 Zone.

Kris Raubenstine from Hanover Land Services explained the location of the site to the Planning Commission. The school was in front of the Planning Commission in 2016 requesting to expand for additional classrooms and received a recommendation for approval.

Father Otam, Pastor at the school, explained when the original expansion was done there were about 186 students, now attendance is expected to top 300 students. They are looking to expand again to add additional classrooms. They are also planning on renovating and putting in ADA bathrooms as the building is 50 years old. There will be a staircase and elevator to get to the second floor.

Engineer Bortner said there are no concerns, but they will just need to address stormwater management during the land development process.

Planner Ronnie Bull made a motion for recommendation for approval and Planner Lenny Rice seconded the motion 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.

**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

**Public Comments:** There were none.

The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Laura Klinefelter  
Township Secretary

**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

**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

**PENN TOWNSHIP PLANNING COMMISSION**  
**October 2, 2025**

Vice-Chairman Ronnie Bull called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, October 2, 2025. Also present were planning members 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. Chairman Zach Smith 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 September 4, 2025, 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:**

**SL25-06 – 700 WILSON AVE – STEVE AND MELISSA LUCKENBAUGH.** GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A Preliminary/Final Subdivision plan was submitted in order to subdivide a portion of Lot 15 and consolidate it with Lot 16. The property is located at 700 Wilson Avenue in the Industrial Zone.

GHI Engineers & Surveyors, on behalf of Steven and Melissa Luckenbaugh, is requesting a waiver to Sections 509.A, Lot Layout in a Development, and 611, Completion of Improvements or Guarantee Thereof Prerequisite to Final Plan Approval, of the Penn Township Subdivision and Land Development Ordinance. They are also requesting a waiver to Section 306.VB.4, Detention and Retention Basins, of the Penn Township Stormwater Management Ordinance. The property is located at 700 Wilson Avenue.

Kevin Barnes with GHI reviewed the plan and stated this plan went to zoning for a special exception in January 2025. The property owner is looking to take land from one lot and adding it to the residential lot, so it meets proper setbacks. This plan and waivers went in front of Hanover Borough this week and was recommended for approval. The applicant is asking for a waiver to not put in sidewalk since there is no foot traffic in the industrial zone. There is a waiver request to not be required to have a 4' chain link fence around all open-top stormwater facilities. This basin during the largest storm event will only hold one foot of water. Engineer Bortner explained the fencing needs and different stormwater basins needing them more than others. Kevin from GHI explained that Hanover Borough is not requiring a fence but is requiring

landscaping to improve the stormwater. Planner Ron Arnold asked if the homeowner has a plan for the empty lot and they said they currently do not.

Planner Ron Arnold made a motion for recommendation of approval of the plan with the fence being shown on the plan and Planner Lenny Rice seconded the motion to recommend the final subdivision plan for 700 Wilson Avenue. Motion Carried.

Planner Lenny Rice made a motion to recommend approval of waiver to Section 509.A, Lot Layout in a Development. Planner Jennifer Mosier seconded. Motion Carried.

Planner Matt Baile made a motion to recommend approval of waiver for Section 611, Completion of Improvements or Guarantee Thereof Prerequisite to Final Plan Approval with the condition that if the board chooses to have curb or sidewalk the homeowner will have six months to install. Planner Jennifer Mosier seconded. Motion Carried.

Planner Ron Arnold made an unfavorable recommendation for approval of waiver request to Section 306.B.4, Detention and Retention Basins, of the Penn Township Stormwater Management Ordinance requiring a fence. Planner Matt Baile seconded the motion. Motion Carried.

**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 7:37 p.m.

Respectfully submitted,

Laura Klinefelter  
Assistant Township Manager

**PENN TOWNSHIP PLANNING COMMISSION**  
**November 6, 2025**

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, November 6, 2025. Also present were planning members 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. Vice-chairman 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 October 2, 2025, Planning Commission minutes.

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

**ZHB25-08 – Rodgers, Daniel**, 7978 Woodland Drive, Hanover, PA 17331. *The applicant is requesting a special exception to Section 203.2 (Use Regulation) and Section 311 (Street Access) in order to construct a single-family dwelling with in-law quarters on a lot that does not directly abut a public street. The property is located at Beck Mill Road, Hanover, PA 17331 in the R-15 Zone.*

Mr. Rodgers reviewed with the Commission that he wants to build a single-family dwelling on the 6-acre lot with access being from Georgia Ave. He is looking to get the special exception to use Georgia Ave for access and build so he can sell the property. Mr. Rodgers said that Georgia Ave is a common use street that was part of a recorded subdivision from 1936. He is looking to be able to have in-law quarters as well. The Commission discussed who technically owns Georgia Avenue. Engineer Bortner explained that normally in subdivisions, the LLC or the developer who purchases the land and develops the streets will then own the streets until they are dedicated to the Township. The Township has no authority over this road and is not responsible for maintenance.

Planner Ron Arnold made a motion for a favorable recommendation of approval for the special exception to Section 311 (Street Access) with the condition that the property will not be subdivided. Planner Jennifer Mosier seconded and the motion carried 5-1, Commissioner Baile as a nay.

Planner Heidi Lombardi-Finn made a motion for a favorable recommendation of approval for the special exception to Section 203.2 (Use Regulations) to allow in-law quarters. Planner Lenny Rice seconded the motion. The motion received 3 ayes and 3 nays from Planners Ron Arnold, Matt Baile, and Jennifer Mosier. Motion carried as an unfavorable recommendation.

**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 Street, 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.*

No action was taken on SL22-10 – 934 Baltimore Street – Cody Bentzel

**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 7:33 p.m.

Respectfully submitted,

Laura Klinefelter  
Assistant Township Manager

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

Vice-Chairman Ronnie Bull called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, December 4, 2025. Also present were planning members 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. Chairman 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 November 6, 2025, Planning Commission minutes.

**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. Applicant is requesting a variance to Section 300.3 (Fences) in order to contract 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.

James Sabol said they just moved in two weeks ago and has a K9 and a 3-foot fence is not high enough for the dog. He is looking to install a six-foot vinyl fence.

Planners Mosier/Lombardi- Finn made a favorable recommendation to the Penn Township Zoning Hearing Board for ZHB25-10. Motion Carried 4-2 (Baile and Arnold nays).

**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.

Dan Rogers said he was at the Zoning Hearing Board last month for a special exception, and it has been continued with the request that he has to apply for a variance requesting the 50-foot right-of-way be less for the private road. The planning commission discussed the variance. The planning commission was unsure the reason Mr. Rogers needed variance if Section 311 of the Zoning Ordinance was more geared towards a public street right-of-way instead of a private road. Mr. Rogers gave his interpretation of a private road and what he thinks it means.

Dwight Dubbs, 415 Beck Mill Rd: Mr. Dubbs who uses Georgia Ave to get to his house, his father originally owned the land. He discussed the original plans that were intended for the property. He built his house in 1987. Mr. Dubbs discussed the private road would potentially be

owned by the heirs of the original land which was the McSherry's. He has heard of a process where you can sue the original heirs to get ownership of the road.

Chris Restak, 213 Carlisle St: Mr. Reystak who is representing Mr. Rogers, discussed the interpretation of section 311 and the variance is not relevant. He said his client is making a reasonable request to build one house on his property to sell it.

Planners Rice/ Mosier moved for a favorable recommendation to the Penn Township Zoning Hearing Board for ZHB25-11. Motion Carried 4-2 (Baile/Arnold nay)

**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 Street, 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.*

No action was taken on this plan.

**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.*

Township Engineer Bortner discussed the 7-Brew plans. They have been working with PennDOT and some changes have been made.

Travis Odom from 7-Brew discussed the plan and the changes that were made. The entrance will not be on Carlisle Street. PennDOT does not want stacking on Carlisle Street and does not want traffic turning left into the property. Engineer Bortner asked if the orientation of the building is switching back to the original plan and if the sign package will be correct. Since the entrance is no longer on Carlisle Street, it could potentially be difficult for the Fire Department to access the property. It was discussed that the fire trucks can enter through the entrance at the shopping center and it should be ok. Engineer Bortner said that PennDOT really wants a third lane added for turning into the property, but that is not feasible. The planning commission discussed PennDOT and the requirements they have for an HOP. He said they are looking to have this done in the Summer of 2026.

**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 7:53 p.m.

Respectfully submitted,

Laura Klinefelter  
Assistant Township Manager