

**PENN TOWNSHIP PLANNING COMMISSION AGENDA – AMENDED**

**June 4, 2026 @ 7:00 pm**

Originally posted: May 29, 2026

Amended: June 1, 2026

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:**

May 7, 2026 minutes

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

**ZHB26-06 – Burkentine Shop LLC**, 1454 Baltimore Street, Hanover, PA 17331. The applicant is requesting a Special Exception to Section 212 (Principal Land Use Table) and Section 684 (Shooting Range, Indoor) in order to operate an indoor shooting range. The property is located at 670 Gitts Run Road, Suite 2, in the Industrial Zone.

**ZHB26-07 – Shaub, Alexander**, 203 Stonewicke Drive, Hanover, PA 17331. The applicant is requesting a Variance to Section 203.3 (Area and Bulk Regulations) and Section 300.9 (Swimming Pools) in order to construct an above-ground swimming pool that encroaches into the rear setback. The property is located at 203 Stonewicke Drive in the R-15 Zone.

**ZHB26-08 – Baust, Danny**, 636 Basswood Lane, Hanover, PA 17331. The applicant is requesting a Variance to Section 202.3 (Area and Bulk Regulations) in order to construct a single-family dwelling that encroaches into the setbacks. The property is located at 124 Charles Avenue in R-10 Zone.

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

Hanover Land Services, Inc., on behalf of Martin Garcia Zepeda and Blanca Barajas, is requesting a waiver to Section 303 (Submission of Plans), and Section 605 (Landscaping and Bufferyards) of the Penn Township Subdivision and Land Development Ordinance in regards to SL25-07 – 299 Wirt Avenue – Blanca Barajas.

Hanover Land Services, Inc., on behalf of Wellspring Wesleyan Church, is requesting a waiver to Section 402 (Preliminary Plan Requirements) of the Penn Township Subdivision and Land Development Ordinance in regards to SL25-09 – 127 Hickory Lane – Wellspring Wesleyan Church.

FSA, Inc., on behalf of Homewood Living Ministries, is requesting a waiver to Section 306.B.3 (Slopes in Basin), Section 206.B.4 (Fencing Requirements), and 306.B.5 (Retaining Walls) of the Stormwater Management Ordinance in regards to SL26-02 – 770 Frederick St and Hanover Pike – Homewood Living Ministries LLC.

**SL25-07 – 299 WIRT AVENUE – BLANCA BARAJAS**, Hanover Land Services, Inc., 555 Centennial Avenue, Hanover, PA 17331. A Final Subdivision/Land Development plan was submitted in order to combine two existing lots and to construct a building addition and pervious pavers. The property is located at 299 Wirt Avenue in the R-8 Zone.

**SL25-09 – 127 HICKORY LANE – WELLSRING WESLEYAN CHURCH**, Hanover Land Services, Inc., 555 Centennial Avenue, Hanover, PA 17331. A Preliminary-Final Subdivision plan was submitted in order to create two residential lots from an existing lot for two single-family dwellings. The property is located at 127 Hickory Lane in the R-15 Zone.

**SL26-02 – 770 FREDERICK ST AND HANOVER PIKE – HOMEWOOD LIVING MINISTRIES, INC.**, FSA, Inc., 11142 Williamsport Pike, Greencastle, PA 17225. A Preliminary Land Development plan was submitted in order to create 398 new residential dwelling units for a retirement community. The properties are located at 770 Frederick Street and Hanover Pike in the R-15 and R-22 Zones.

**SL26-03 – 26 INDUSTRIAL DR – PERO FARMS HANOVER FACILITY, LLC**, GHI Engineers and Surveyors, 213 Carlisle St, Hanover, PA 17331. A Final Land Development plan was submitted in order to construct a manufacturing addition on an existing building. The property is located at 26 Industrial Drive in the Industrial Zone.

**SL26-04 – 137 W GRANGER ST – SOUTH WESTERN SCHOOL DISTRICT**, Hanover Land Services, Inc., 555 Centennial Ave, Hanover, PA 17331. A Final Lane Development plan was submitted in order to construct additions on an existing elementary school. The property is located at 137 W Granger Street in the R-15 Zone.

**SL26-05 – 9 INDUSTRIAL DR – BELROSE GROUP**, K and W Engineers, 2201 North Front Street, Suite 200, Harrisburg, PA 17110. A Preliminary- Final Land Development plan was submitted in order to construct a 5,000 square foot building. The property is located at 9 Industrial Drive in the Industrial Zone.

**SL26-07 – RIDGE AVENUE – YORK ROAD INVESTMENTS, LLC**, Rettew Associates, Inc. 5031 Richard Lane, Suite 111, Mechanicsburg, PA 17055. A Final Land Development Plan was submitted in order to construct a 125,350 square foot warehouse. The property is located at Ridge Avenue in the Industrial Zone.

5. **Old Business**

None

6. **New Business**

None

7. **Public comments**

8. **Adjournment**