

**PENN TOWNSHIP PLANNING COMMISSION**  
**MAY 7, 2026**

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Wednesday, May 7, 2026. Also present were planning members Ron Arnold, Lenny Rice, Jennifer Mosier, Heidi Lombardi-Finn, Anthony Fisher, and Ronnie Bull, along with Township Engineer Bortner, Zoning Officer LeFevre, and Assistant Township Manager 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 2, 2026, Planning Commission minutes.

Review and make recommendations 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:

**SL22-01 – WATER STREET FOUR, LLC**, Hanover Land Services, Inc., 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Preliminary Land Development plan submitted in order to create 118 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 appeared on behalf of the applicant. Mr. Raubenstine advised the commission that, since last appearing approximately two months prior, the applicant has received the final outstanding outside agency approval — from PennDOT — and no further outside agency approvals are pending. Municipal engineer and county comments have been addressed.

Mr. Raubenstine provided an overview of the project to the Planning Commission. The property is subject to a settlement agreement restricting use to a 55-plus adult community, reached after a prior owner's proposal to develop the property as townhouses was determined to present unacceptable traffic and community impacts. A subsequent property owner chose to move forward with the 55-plus use, which has now been in development for approximately four to five years.

The development will consist of 118 single-family detached homes. Purchasers will own the dwelling unit only, with an HOA responsible for lawn maintenance, snow removal, and exterior upkeep. Access will be provided via a primary road called Summerhawk Way, entering off Moulstown Road and positioned well away from the Broadway intersection to reduce traffic congestion at that light, as agreed with PennDOT, York County, and the Township. Secondary roads include Cessna Circle and a connection (Beech Lane extension) to the development to the north. A large portion of the rear of the property contains wetlands and open space that will remain undisturbed per DEP requirements, which also contributed to the extended outside agency review timeline.

The Commission asked about house styles. Mr. Raubenstine indicated that because this is a preliminary plan — which permits infrastructure construction only — no final determination on house styles has been made. Units are anticipated to be approximately 3,100 square feet, potentially on slab foundations given bedrock and water table conditions in some areas, with final appearances to be driven largely by individual purchaser preferences. A final plan would be filed in approximately one to two years. The development is expected to be served by Hanover Borough water, Penn Township sewer, Met-Ed electric, and Columbia Gas.

Township Engineer Bortner noted that his review comments pertain to the preliminary plan, and that outstanding items are limited to required signatures of the engineer of record and property owner. He expressed satisfaction with the plan as submitted.

Planners Fisher/Lombardi-Finn made a motion for a favorable recommendation on the Preliminary Land Development plan for SL22-01. Motion Carried.

**SL25-10 – 540 WESTMINSTER AVE – BENJAMIN A. MYERS LAND INVESTOR LLC**, Hanover Land Services, Inc., 555 Centennial Avenue, Hanover, PA 17331. A Preliminary-Final Subdivision plan submitted in order to subdivide an existing lot into three lots. The property is located at 540 Westminster Avenue in the R-15 Zone.

Kris Raubenstine of Hanover Land Services appeared on behalf of the applicant. Mr. Raubenstine noted that the plan was originally submitted as a four-lot subdivision, but the developer elected to reduce the subdivision to three lots following several months of review, resulting in a reconfiguration of the lot layout. The property is located near Plum Creek, just north of South Hills Golf Course along Westminster Avenue. The three proposed lots are intended for single-family residential development and would be served by the same public utilities as other nearby projects. The development is not age-restricted.

Township Engineer Bortner advised that his review comments are limited to required signatures and the posting of an improvement bond, which had been reviewed by the Public Works Committee at its Monday meeting. The developer already owns the land.

Planners Bull/Mosier made a motion for a favorable recommendation on the Preliminary-Final Subdivision plan for SL25-10. Motion Carried.

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

Ryan Schuster of K&W Engineers, 2201 North Front Street, Harrisburg, appeared on behalf of the applicant. Mr. Schuster noted this was the applicant's first appearance before the Planning Commission on this project. The plan proposes construction of a 5,000 square foot prefabricated metal storage building along with a large gravel laydown area on the remainder of the lot, intended for outdoor storage of vehicles, RVs, boats, and similar equipment. The site will be accessed from a single entrance off Industrial Drive, aligned with Barnhart Drive.

Regarding stormwater, infiltration testing returned zero results, requiring the applicant to propose a managed release concept (MRC) approach per current DEP regulations. The current plan shows two MRC facilities and one stone detention basin. The applicant indicated they are undergoing value engineering to convert the two arch/ADS-style MRC systems to stone as well, which would also allow for a slightly different layout after the proposed building is shifted northward. The conservation district review is in process (completeness review complete; technical review underway), and county planning commission comments were anticipated imminently. No outside agency approvals are currently in hand for this project; no PennDOT approvals are needed as access is from a Township Road.

The Planning Commission discussed several items raised in review comments. Regarding the buffer yard along the frontage, the Commission expressed a preference for denser, more substantial landscaping screening given the open outdoor storage nature of the use — noting that 1.5-inch caliper plantings as shown would result in saplings rather than meaningful screening. Township Engineer Bortner confirmed a 50-foot buffer yard is proposed. The commission encouraged the applicant to consider denser planting. Regarding fencing, the Zoning Officer's comments noted that the front yard fence must be 3 feet in height per ordinance; the current plan showed 6 feet. The applicant indicated they will revise this. The applicant also noted they plan to use an electric gate at the front entrance and asked about height restrictions for that gate; staff indicated they would follow up. On parking, the Zoning Officer's comment required showing parking at 1 space per employee and 1 per 200 square feet of showroom; the applicant noted the facility will have no employees on-site and no showroom and asked whether standard parking requirements apply — staff indicated this would be confirmed. Mr. Schuster agreed to coordinate with Township Engineer Bortner and Zoning Officer LeFevre on outstanding technical items.

No action was taken on SL26-05. The applicant presented for informational purposes to receive commission feedback in advance of a revised submission, with the intent to return with all outstanding agency approvals addressed.

**SL26-06 – BREEZEWOOD DR – J.A. MYERS BUILDING AND DEVELOPMENT**, James R. Holley and Associates, 18 South George Street, York, PA 17401. A Final Subdivision and Land Development plan for Phase 1 submitted in order to subdivide an existing parcel into 46 building lots, one open space lot, one stormwater management basin lot, and one residual lot for Single-Family Detached Dwellings. The property is located at Breezewood Drive in the R-10 Zone.

David Lipinski of James R. Holley and Associates, 18 South George Street, York, appeared on behalf of the applicant. Mr. Lipinski advised the commission that a preliminary plan for the overall development was presented in a prior year. The subject plan is the Final Plan for Phase 1, proposing 46 single-family detached residential lots in a development totaling approximately 100 acres and ultimately 180 buildable lots across all phases. The development is located behind Hanover High School; Phase 1 will be accessed off Bowman Road and Deer Creek Dr, as well as Wagner Drive on the west side.

Mr. Lipinski noted that an access path from Deer Creek Dr to the high school is shown on the plan at the request of the school district, which incorporated the connection into its new high school plans. Phase 1 also includes one triangular open space lot in the center of the development with path access from both sides; the open space will be owned by the homeowners' association. The open space lot was created in part because lot depth and width requirements could not otherwise be met with the site layout due to topography. The Commission noted the elevated location of the open space is expected to offer views toward Hanover.

In response to Commission questions about infrastructure capacity, Township Engineer Bortner explained that a dedicated 10-inch sanitary sewer line was extended from York Street to serve this development as part of the associated Brookside Heights project, because the existing Wagner Drive sewer line lacked sufficient capacity. The sewer plant has also been upgraded. The sewer line from the plant to York Street was also upgraded. Regarding water, the developer is working with Hanover Borough on the necessary agreements. Regarding electric, Jason Boyles of J.A. Myers Building and Development confirmed that a load study was completed with Met-Ed confirming adequate capacity, with required grid upgrades to be funded by the developer. Township Engineer Bortner also noted that Met-Ed separately requested permission to perform work on Breezewood Drive north of the project in connection with the development. The traffic signal at York Street and Center Street was noted as having been generated as a requirement of the traffic impact study for the project.

Township Engineer Bortner confirmed that a revised plan addressing his comments was received, and that the improvement bond estimate was reviewed by the Public Works Committee at its Monday meeting. Outstanding items include recreational fees, owner signatures, and an improvement bond. The commission discussed that the plan provides for rec fees but does not address a specific recreation facility. Engineer Bortner noted the open space lot is set up as a homeowners' association lot and would not be conveyed to the township.

Planners Fisher/Bull made a motion for a favorable recommendation on the Final Subdivision and Land Development plan for SL26-06, Phase 1, conditioned on applicant meeting all outstanding engineer's comments. Motion Carried.

OLD BUSINESS – There was none.

NEW BUSINESS – There was none.

Public Comments: There were none.

The meeting adjourned at 7:51 p.m.

Respectfully submitted,

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Laura Klinefelter

Assistant Township Manager