PENN TOWNSHIP PLANNING COMMISSION AGENDA
November 5, 2026 @ 7:00 pm

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:**

   October 1, 2026 minutes

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

   ZHB26-10 – Redding-Staub, Laura, 135 Scott Street, Hanover, PA 17331. The applicant is requesting a Special Exception to Section 212 (Principal Land Use Table) in order to operate an in-home hair salon. The property is located at 135 Scott Street in the R-15 Zone.

   ZHB26-13 – Shoe, Jason and Diana, 1750 and 1800 Youngs Road, Hanover, PA 17331. The applicant is requesting a Variance to Section 300.4 (Fences, Walls, and Retaining Walls) in order to construct a fence in the front yard that exceeds the maximum allowable height. The properties are located at 1750 and 1800 Youngs Road in the R-40 Zone.

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

   SL26-09 –502 RIDGE AVENUE – YORK ROAD INVESTMENTS, LLC, Rettew Associates, Inc. 5031 Richard Lane, Suite 111, Mechanicsburg, PA 17055. A Revised Final Land Development Plan was submitted in order to make revisions to a previously approved Land Development Plan submitted to construct a warehouse facility. The property is located at 502 Ridge Avenue in the Industrial Zone.

5. **Old Business**

   None

6. **New Business**

   None

7. **Public comments**

8. **Adjournment**

CASES AS OF OCTOBER 1, 2026, PLANNING COMMISSION MEETING

Bd Comm. Formal filing	YCPC Comment Received	Plan Comm. Approval Recommend		Plan Exp Date	CASE DESCRIPTIONS
2/19/24	2/27/24	03/07/24		11/16/26	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.
3/16/26	3/24/26	06/04/26		12/21/26	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.
4/20/26	4/16/26			10/19/26	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.
4/20/26	5/14/26	06/04/26	Waiting on Recorded Receipt	10/19/26	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.
5/18/26	5/28/26	6/4/26		11/16/26	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.
8/17/26	8/21/26	9/3/26	Waiting on Recorded Receipt	11/16/26	SL26-08 – 4373 GRANDVIEW RD – RALPH AND JUDY JODICE, GHI Engineers and Surveyors, 213 Carlisle St, Hanover, PA 17331. A Final Subdivision plan was submitted in order to consolidate two lots into a single 1.98-acre lot. The properties are located at 4373 Grandview Road and 60 Kaitlyn Drive in the R-22 Zone.
10/19/26				1/18/27	SL26-09 –502 RIDGE AVENUE – YORK ROAD INVESTMENTS, LLC, Rettew Associates, Inc. 5031 Richard Lane, Suite 111, Mechanicsburg, PA 17055. A Revised Final Land Development Plan was submitted in order to make revisions to a previously approved Land Development Plan submitted to construct a warehouse facility. The property is located at 502 Ridge Avenue in the Industrial Zone.

10/5/26