

PENN TOWNSHIP PLANNING COMMISSION AGENDA
January 4, 2024 @ 7:00 pm

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag followed by a period of silent meditation
3. Reorganization
4. Review and approve/disapprove December 7, 2023 minutes
5. Review and make a recommendation to the Zoning Hearing Board on the following zoning appeals:

ZHB23-21- Homewood at Hanover PA Inc., 425 Westminster Avenue, Hanover, PA 17331. The applicant is requesting a special exception to Sections 201.2 (Use Not Provided For), 203.2 (Use Regulations), 204.2 (Retirement Village), 203.2 (Model Home/Sales office), 627 (Model Home/Sales Office), and 635 (Retirement Village); a variance to Sections 203.2 (Use Regulations), 203.3 (Area and Bulk Regulations), 204.2 (Use Regulations), 204.3 (Building Height), 303.1 (Parking Requirements), 204.3 (Lot Coverage), 635(d) (Lot Coverage), and 635(h)(Proximity of Structures to Lot or Street Lines); and an interpretation of Sections 201.3 (Accessory Uses and Structures), 203.2 (Area and Bulk Regulations), 204.2 (Use Regulations), 635 (Retirement Village), 635(h) (Proximity of Structures to Lot or Street Lines), and 627 (Model Home and/or Sales Office) of the zoning ordinance, in order to develop the properties into a Retirement Village. The properties are located at 425 Westminster Avenue and 770 Frederick Street in the Highway Business zone, R-15 zone, and R-22 zone.

6. Review and make recommendations on waiver and exoneration requests:

Hanover Land Services, Inc. on behalf of Jason L. & Diana E. Shoe, are requesting a waiver to Section 509(a) Lots and Lot Sizes of the Penn Township Subdivision and Land Development in regard to their land development plan. The property is located at 1750 Youngs Road.

7. Review and make recommendations on pending subdivision/land development plans (see attached listing)
8. Draft Zoning Ordinance
9. Public comments
10. Adjournment