

**PENN TOWNSHIP PLANNING COMMISSION AGENDA**  
**March 3, 2022 @ 7:00 pm**

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag followed by a period of silent meditation
3. Review and approve/disapprove February 3, 2022 minutes
4. Review and make a recommendation to the Zoning Hearing Board on the following zoning appeals:  
  

**ZHB22-04-Kathleen & Steven Colasuonno**, 1120 Pearl Drive, Hanover, PA 17331.  
The applicant is requesting a variance to Section 300.8 (Swimming Pools/Garden Pools) in order to construct an in-ground pool that extends into the rear setbacks. The property is located at 1120 Pearl Drive in the R-22 zone.
5. Review and make recommendations on waiver and exoneration requests:  
  

**Hanover Land Services, Inc on behalf of Devenor Landing**, are requesting a waiver to Section 402 (Preliminary Plan Requirements), Section 505(a) (Street Design), Section 505(g) (Curbs) and Section 605 (landscaping and bufferyards) of the Penn Township Subdivision and Land Development Ordinance in regards to the land development plan. The property is located on Moulstown Road.

**Hanover Land Services, Inc on behalf of Panther Cat, LLC**, are requesting a waiver to Section 605 (Landscaping and Bufferyards) of the Penn Township Subdivision and Land Development Ordinance in regards to the land development plan. The property is located at 25 Spring Garden Street.

**Rettew Engineering on behalf of Conewago Enterprise, Inc**, are requesting a waiver to Article IV.402 (Preliminary Plan Requirements) and Section 306.B.4.a (Detention and Retention Basins-SWM facility completely surrounded by a four (4) foot fence) of the Penn Township Subdivision and Land Development Ordinance in regards to the land development plan. The property is located on Ridge Avenue.
6. Review and make recommendations on pending subdivision/land development plans (see attached listing)
7. Public comments
8. Adjournment

## CASES AS OF FEBRUARY, 2022 PLANNING COMMISSION MEETING

Bd Comm. Formal filing	YCPC Comment Received	Plan Comm. Approval Recommend	Plan Exp Date	CASE DESCRIPTIONS
12/15/03	06/07/17		02/21/22	<u>SL17-10-MUSTANG POINTE</u> , 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 and Bowman Road in the R-8 zone. <i>Assignment 4/24/17. Revised plans received 5/8/17.</i>
12/21/20	01/26/21	02/04/21	03/21/22	<u>SL20-09-PERO FARMS HANOVER FACILITY LLC</u> , Pero Farms, 26 Industrial Drive, Hanover, PA 17331. A land development plan submitted in order to construct a manufacturing addition. The property is located at 26 Industrial Drive in the Industrial zone.
03/15/21	03/25/21	05/06/21	02/21/22	<u>SL21-01-CLOVER LANE DEVELOPMENT (STONEWICKE V)</u> , Clover Lane Development, LP, 160 Ram Drive, Hanover, PA 17331. Final subdivision plan submitted to create fourteen (14) new residential lots. The property is located at Maple Lane (310 Clover Lane) in the R-15 zone.
05/17/21	06/02/21	08/05/21	02/21/22	<u>SL21-05-ELSNER ENGINEERING WORKS</u> , Elsner Engineering Works, 475 Fame Avenue, Hanover, PA 17331. A preliminary final plan 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 Industrial zone.
09/20/21	10/01/21		03/21/22	<u>SL21-09-PORTER AND WAREHIME PROPERTY</u> , BPR LLC, 150 Airport Drive, Unit 4, Westminster, MD 21157. Final subdivision plan submitted in order to reverse subdivide and add property to an existing parcel. The property is located at 577 High Rock Road in the R/C zone.
11/15/21	12/2/21	01/06/22	02/21/22	<u>SL21-12- ABOVE &amp; BEYOND CHRISTIAN CHILD CARE CENTER</u> , GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A land development plan submitted in order to demolish two existing structures and construct a new 3,000 sq. ft. building to expand the existing childcare facility. The property is located at 701 Black Rock Road in the R-15 zone.
02/21/22			05/16/22	<u>SL22-01 – WATER STREET FOUR, LLC</u> , 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 for an adult restrictive community. The property is located on Moulstown Road in the R-8 Urban Residential zone.
02/21/22			05/16/22	<u>SL22-02-ARCLAND SELF STORAGE</u> , GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A land development plan submitted in order to construct a new mini storage facility. The property is located at 1049 Baltimore Street in the SC zone.
02/21/22			05/16/22	<u>SL22-03-PANTHER CAT, LLC</u> , Hanover Land Services, 585 McAllister Street, Hanover, PA 17331. A land development plan submitted in order to construct a new heavy storage service facility. The property is located at 25 Spring Garden Street in the Industrial zone.

2/21/2022