

PENN TOWNSHIP PLANNING COMMISSION AGENDA
April 7, 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 March 3, 2022 minutes
4. Review and make a recommendation to the Zoning Hearing Board on the following zoning appeals:

ZHB22-05-Beau Dunkerly, 22 Benjamin Drive, Hanover, PA 17331. The applicant is requesting a variance to Section 300.7 (Decks) that is constructed in the front yard and does not meet the rear only setbacks requirements. The property is located at 22 Benjamin Drive in the R-15 zone.

ZHB22-06-Penn Township, 20 Wayne Avenue, Hanover, PA 17331. The applicant is requesting a variance to Section 211.2 (Use Regulations) to install two sewage pump stations and Section 211.3 (Area and Bulk Regulations) in order to create one lot near 45 Oak Hill Drive that does not meet the required regulations. The other lot is an existing lot located at 841 Hershey Heights Road. The applicant is also requesting an Interpretation of Section 211 (R-C Conservation Zone). The properties are located in the R-C zone.

ZHB22-07-Patrick William Farley, 504 Black Rock Road, Hanover, PA 17331. The applicant is requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct an accessory building that extends into the side and rear setbacks. The property is located at 504 Black Rock Road in the R-15 zone.

ZHB22-08-York Rd. Investments, LLC, 4062 York Road, New Oxford, PA 17350

The Applicant is requesting a variance to Section 300.3 (Fences and Walls), Section 304.3 (Loading space layout), and Section 306.3.a (Number Per Lot). The applicant is also requesting an Interpretation of Section 304.3 (Loading space layout). The property is located at 501 Ridge Avenue in the Industrial zone.

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

GHI Engineers and Surveyors on behalf of Arcland Self Storage, are requesting a waiver to Section 513.a (Easements, Width and Location) of the Penn Township Subdivision and Land Development Ordinance in regards to the land development plan. The property is located at 1049 Baltimore Street.

Hanover Land Services on behalf of Carroll County Christian Center, are requesting a waiver to Section 402 (Preliminary Plan Requirements) of the Penn Township Subdivision and Land Development Ordinance in regards to the land development plan. The property is located at 889 Baltimore Street.

BPR, LLC on behalf of Porter and Warehime Property, are requesting a waiver to Section .305 (Review of Plans), .402 (Preliminary Plan Requirements), .403 (Feasibility Report on Sewer and Water Facilities) and .404 (Environmental Impact Studies- Wetlands) of the Penn Township Subdivision and Land Development Ordinance in regards to the land development plan. The property is located at 577 High Rock Road.

Pastor Mark Rohnke on behalf of Missionary Bible Baptist Church, is requesting a waiver to all requirements of the Penn Township Subdivision and Land Development Ordinance in regards to the proposed land development plan. The property is located at 920 Beck Mill Road.

6. Review and make recommendations on pending subdivision/land development plans (see attached listing)
7. Public comments
8. Adjournment