

PENN TOWNSHIP PLANNING COMMISSION AGENDA
April 6, 2023 @ 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 2, 2023 minutes
4. Review and make a recommendation to the Zoning Hearing Board on the following zoning appeals:

ZHB23-01- George A. Riley III, 17 S. Vail Drive, Hanover, PA 17331. The applicant is requesting a special exception under Section 407.2 (Expansion and Alteration) and a variance to Section 612 G (Dimensional Nonconformities) in order to enlarge a deck on the back of the home. The property is located at 17 S. Vail Drive, Hanover, PA 17331 in the R-15 zone.

ZHB23-02- Jackson Investment Properties, LLC C/O John L. Senft Esq., 150 Farm Lane, Suite 100, York PA 17402. The applicant is requesting interpretation of Section 407.1 (Continuance) regarding two lots identified as one parcel. The property is located at 786 and 788 Baltimore Street, Hanover, PA 17331 in the HB zone.

ZHB23-03- Debora Tuthill, 571 Blooming Grove Road, Hanover, PA 17331. The applicant is requesting a special exception under Section 205 (R-40 Rural Residential Zone) in order to convert a dwelling for additional family members. The property is located at 571 Blooming Grove Road, Hanover, PA 17331 in the R-40 zone.

ZHB23-04- David Kurtz Jr. & Brandi Kurtz, 120 Hufnagle Drive, Hanover, PA 17331. The applicant is requesting a variance to Section 300.9C (Utility Sheds and Gazebos) in order to have a shed with a height of 12 feet which exceeds the zoning ordinance height regulations. The property is located at 120 Hufnagle Drive, Hanover, PA 17331 in the R-8 zone.

5. Review and make recommendations on waiver and exoneration requests: None
6. Review and make recommendations on pending subdivision/land development plans (see attached listing)
7. Draft Zoning Ordinance
8. Public comments
9. Adjournment

CASES AS OF APRIL 6, 2023 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		5/15/23	<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>
05/17/21	06/02/21	08/05/21	5/15/23	<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.
02/21/22	03/01/22		5/15/23	<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	03/08/22	9/1/22	5/15/23	<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.
03/21/22	04/07/22		06/19/23	<u>SL22-07-CARROLL COUNTY CHRISTIAN CENTER</u> , Hanover Land Services, 585 McAllister Street, Hanover, PA 17331. A Preliminary/Final plan submitted in order to construct a new house of worship facility. The property is located at 889 Baltimore Street in the SC zone.
06/20/22	07/05/22		06/19/23	<u>SL22-10- 934 BALTIMORE STREET – CODY BENTZEL</u> , GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A Consolidation/Land Development Plan was submitted in order consolidate two parcels and convert existing buildings and proposed building into a retail space. The property is located at 934 Baltimore Street in the HB Highway Business Zone.
6/20/22	06/29/22		06/19/23	<u>SL22-11- LIBERTY RESTORATION & CONSTRUCTION LLC</u> , Hanover Land Services, Inc., 585 McAllister Street, Hanover, PA 17331. A Preliminary/Final Reverse Subdivision and Land Development Plan was submitted in order to consolidate two parcels into a sales office space. The property is located at 10 Westminster Avenue in the R-8 Urban Residential Zone.

7/18/22	8/03/22	11/03/22	04/17/23	<u>SL22-12- HOLLAND CONSTRUCTION -100 BLETTNER AVE.</u> Site Design Concepts, Inc., 127 W. Market Street, Suite 100, York, PA 17401. A Preliminary 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.
10/17/22	11/01/22		04/17/23	<u>SL22-13- STONEWICKE IV – 1025 BALTIMORE STREET.</u> Hanover Land Services, Inc., 585 McAllister Street, Hanover, PA 17331. A Final subdivision plan was submitted in order to create twenty-six (26) new residential lots. The property is located at 1025 Baltimore Street in the R-15 zone.
11/21/22	12/12/22	02/02/23	05/15/23	<u>SL22-14- HIGH POINTE AT ROJEN FARMS, PENN SOUTH S4,</u> Sharrah Design Group, Inc., 20 Chambersburg Street, Gettysburg, PA 17325. A Final subdivision plan was submitted in order to create twenty-six (26) new residential lots. The property is located between Beck Mill Road and Grandview Road in the R-40 zone.
12/19/22	12/28/22		06/19/23	<u>SL22-15- WAWA FOOD MARKET & FUELING STATION,</u> Dynamic Engineering Consultants, PC/Dynamic Survey LLC, 1007 Baltimore Street, Hanover, PA 17331. A Preliminary Subdivision/Land Development Plan was submitted proposing the construction of a Wawa Food Market & Fueling Station. The property is located at 1007 Baltimore Street in the S/C zone.
2/20/23	03/08/23		5/15/23	<u>SL23-01- SOUTH WESTERN SCHOOL DISTRICT,</u> Hanover Land Services, Inc., 585 McAllister Street, Hanover, PA 17331. A Final Land Development Plan was submitted in order to construct high school building additions. The property is located at 200 Bowman Road in the R-15 zone.
3/20/23	03/28/23		6/19/23	<u>SL23-02-YORK ROAD INVESTMENTS, LLC, RETTEW Associates, Inc.,</u> 5301 Richard Lane, Mechanicsburg, PA 17055. A Final Land Development and Subdivision Plan was submitted in order to construct a warehouse facility. The Property is located at 501 Ridge Avenue in the Industrial (I) zone.
3/20/23	03/28/23		6/19/23	<u>SL23-03-HANOVER TERMINAL INC., 201 CENTER STREET,</u> GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A Final Land Development Plan was submitted in order to construct a warehouse facility. The Property is located at 201 Center Street in the Industrial (I) zone.

3/28/2023