

PENN TOWNSHIP PLANNING COMMISSION AGENDA
June 6, 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. Review and approve/disapprove May 2, 2024 minutes
4. Review and make a recommendation to the Zoning Hearing Board on the following zoning appeals:
 - ZHB24-06- Silbaugh Investors LP #5 represented by Barley Snyder**, 100 East Market Street, York, PA 17401. The applicant is requesting a variance to Section 207.2 (Use Regulations), special exception to Section 322 (Uses Not Provided For) and interpretation to Section 103 (Definitions) in order to construct a market master office and quarters within an existing building. The property is located at 1649 Broadway, Hanover, PA 17331 in the S/C Zone.
 - ZHB24-08 Fleck, Bridget**, 132 Ruel Avenue, Hanover, PA 17331. The applicant is requesting a variance to Section 300.2 (Accessory Structure Nonattached) in order to permit an accessory structure in the side setbacks. The property is located at 132 Ruel Avenue in the R-15 Zone.
 - ZHB24-09 Mosier, DVM, Jennifer, represented by Barley Snyder**, 100 East Market Street, York, PA 17401. The applicant is requesting a variance to Section 207.2 (Use Regulations) in order to allow an animal hospital in the Shopping Commercial Zone. The property is located at 1139 Baltimore Street in the S/C Zone.
 - ZHB24-10- Frederick Street Properties, LLC**, 148 Penn Street, Hanover, PA 17331. The applicant is requesting a variance to Sections 404 (Division of Built-On Lots), 206.3 (Area and Bulk Regulations) and 303.1 (Off-Street Parking) in order to subdivide existing properties to create single family residences. The properties are located at 500, 502 and 506-518 Frederick Street, Hanover, PA 17331 in the A/O Zone.
 - ZHB24-11- CAC Property LLC**, 1035 High Street, Hanover, PA 17331. The applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to expand an existing animal hospital. The property is located at 1035 High Street, Hanover, PA 17331 in the R-15 Zone.
 - ZHB24-12- Keel, LP**, Spring Garden Street, Hanover, PA 17331. The applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) and a variance to Sections 612(f) and 612(g) (Expansion of Nonconformity) in order to construct an expansion on an existing nonconforming building. The property is located at Spring Garden Street, Hanover, PA 17331 in the I Zone.
5. Review and make recommendations on waiver and exoneration requests:
 - DC Gohn Associates, Inc., on behalf of Sheridan Press, are requesting a waiver to Section 405 (Plan Scale), Section 306.B.2 (Embankment Top Width) and Section 306.B.3 (Side Slopes) of the Penn Township Subdivision and Development Ordinance and Stormwater Management Ordinance in regards to their Preliminary Land Development Plan. The property is located at 450 Fame Avenue and 15 Industrial Drive.
 - RGS Associates, on behalf of LCBC Hanover, is requesting a waiver to Section 605 (Bufferyard Along Arterial Street) (request amended) and Section 268-15.B(4)(a) (Additional Stormwater Management Design Standards) (request amended) of the Penn Township Subdivision and Land Development Ordinance and Stormwater Management Ordinance in regards to their Final Land Development Plan. The property is located at 1504 Broadway.

Hanover Land Services, on behalf of Snyder's-Lance, Inc., is requesting a waiver to Section 505.k (Curbs) and 603 (Curbs, Gutters and Sidewalks) of the Penn Township Subdivision and Development Ordinance in regards to their Preliminary-Final Subdivision Plan. The property is located at 1401 York Street and York Street (unaddressed).

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 JUNE 6, 2024 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			05/20/24	<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>
5/17/21	06/02/21	08/05/21		05/20/24	<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.
2/21/22	03/01/22			05/20/24	<u>SL22-01 – WATER STREET FOUR, LLC</u> , Hanover Land Services, Inc, 555 Centennial Ave, Suite 125, 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.
6/20/22	07/05/22			06/17/24	<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			06/17/24	<u>SL22-11- LIBERTY RESTORATION & CONSTRUCTION LLC</u> , Hanover Land Services, Inc., 555 Centennial Ave, Suite 125, 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.
2/19/24	02/09/24	05/02/24		05/20/24	<u>SL24-02- 37 INDUSTRIAL DRIVE- YAZOO MILLS</u> , DC Gohn Associates, 32 Mount Joy Street, Mount Joy, PA 17552. A Preliminary Land Development Plan was submitted in order to construct a proposed industrial building. The property is located at 37 Industrial Drive in the Industrial zone.
2/19/24	2/27/24	03/07/24		05/20/24	<u>SL24-03- HOLLAND CONSTRUCTION -100 BLETTNER AVE</u> , 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.

3/18/24	3/22/24	5/2/24		06/17/24	<u>SL24-04- SOUTH HEIGHTS MANOR, LP- 116 ONYX DRIVE</u> , Hanover Land Services, Inc., 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Final Subdivision Plan was submitted in order to subdivide an existing lot into two lots. The property is located at 116 Onyx Drive in the R-22 zone.
4/15/24	4/25/24			07/15/24	<u>SL24-05- LCBC HANOVER – 1504 BROADWAY</u> , RGS Associates, Inc., 53 W. James Street, Ste 101, Lancaster, PA 17603. A Final Land Development Plan was submitted in order to construct an addition to an existing house of worship. The property is located at 1504 Broadway.
4/15/24	4/25/24			07/15/24	<u>SL24-06- SNYDERS-LANCE – 1401 YORK STREET & YORK STREET (UN-ADDRESSED)</u> , Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Preliminary-Final Subdivision Plan was submitted in order to subdivide two existing lots into three lots. The property is located at 1401 York Street & York Street (un-addressed) in the R-15 and I Zones.
5/20/24	5/21/24			8/19/24	<u>SL24-07-SHERIDAN PRESS – 450 FAME AVE & 15 INDUSTRIAL DR</u> , DC Gohn Associates, 32 Mount Joy Street, Mount Joy, PA 17552. A Preliminary Land Development and Subdivision Plan was submitted in order to subdivide the property at 15 Industrial Drive and add on to the property at 450 Fame Avenue in order to construct a proposed warehouse building expansion. The property is located at 450 Fame Avenue & 15 Industrial Drive in the I Zone.

5/29/2024