PENN TOWNSHIP PLANNING COMMISSION AGENDA
July 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 June 2, 2022 minutes

4. Review and make a recommendation to the Zoning Hearing Board on the following zoning appeals:

   ZHB22-13- Brian Linka and Shannon Siegel, 445 Maple Grove Road, Hanover, PA 17331. The applicant is requesting a special exception to Section 407.3 (Replacement) in order to convert an existing hair salon into a tattoo shop. The property is located at 567 Baltimore Street, Hanover, PA 17331 in the R-15 zone.

   ZHB22-14- Patrick and Suzanne Klunk, 63 Lion Drive, Hanover, PA 17331. The applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to construct a sunroom that does not meet the current rear setback requirements. The property is located at 63 Lion Drive, Hanover PA 17331 in the R-15 zone.

   ZHB22-15- Rickards, Christopher and Samantha, 77 Overlook Drive, Hanover, PA 17331. The applicant is requesting a variance to Section 300.8 (Swimming Pools/Garden Pools) in order to add an above ground swimming pool in the side yard which does not meet the current requirements. The property is located at 77 Overlook Drive, Hanover, PA 17331 in the R-8 zone.

   ZHB22-16- Ruff, John & Monica, 136 Northview Drive, Hanover, PA 17331. The applicant is requesting a variance to Section 300.8 (Swimming Pools/Garden Pools) in order to construct an inground swimming pool that does not meet the current rear setback requirements. The property is located at 136 Northview Drive, Hanover, PA 17331 in the R-15 zone.

5. Review and make recommendations on waiver and exoneration requests:
   Hanover Land Services, Inc on behalf of Liberty Restoration & Construction, 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 10 Westminster Avenue.

6. Review and make recommendations on pending subdivision/land development plans (see attached listing)

7. Public comments

8. Adjournment

CASES AS OF JULY 7, 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		08/15/22	SL17-10-MUSTANG POINTE, 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. *Assignment 4/24/17. Revised plans received 5/8/17.*
12/21/20	01/26/21	02/04/21	09/19/22	SL20-09-PERO FARMS HANOVER FACILITY LLC, 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	08/15/22	SL21-01-CLOVER LANE DEVELOPMENT (STONEWICKE V), 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	08/15/22	SL21-05-ELSNER ENGINEERING WORKS, 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		08/15/22	SL22-01 – WATER STREET FOUR, LLC, 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	03/16/22		08/15/22	SL22-02-ARCLAND SELF STORAGE, 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	03/08/22		08/15/22	SL22-03-PANTHER CAT, LLC, 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		09/19/22	SL22-07-CARROLL COUNTY CHRISTIAN CENTER, 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.
05/16/22	5/19/22	6/2/22	8/15/22	SL22-08-HIGH POINTE AT ROJEN FARMS PENN SOUTH PH S3, Sharrah Design Group, Inc., 20 Chambersburg Street, Gettysburg PA 17325. A Final Subdivision Plan was submitted in order to create twenty-seven (27) new residential lots. The Property is located between Beck Mill Road and Grandview Road in the R-40 zone.
05/16/22	6/03/22		8/15/22	SL22-09-YORK ROAD INVESTMENTS, LLC, RETTEW Associates, Inc., 5301 Richard Lane, Mechanicsburg, PA 17055. A Preliminary 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.
06/20/22				SL22-10- 934 BALTIMORE STREET – CODY BENTZEL, 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				SL22-11- LIBERTY RESTORATION & CONSTRUCTION LLC, 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				SL22-12- HOLLAND CONSTRUCTION -100 BLETTNER AVE, Site Design Concepts, Inc., 127 W. Market Street, Suite 100, York, PA 17401. A Preliminary/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.

6/29/2022