

PENN TOWNSHIP PLANNING COMMISSION
JUNE 2, 2022

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, June 2, 2022. Also present were planning members Pamela Berlingo, Ronnie Bull, Justin Heiland, James Lumadue, and Zach Smith along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney. Planner Ron Arnold was absent with notice.

All in attendance stood for the Pledge of Allegiance to the Flag, which was followed by a period of silent meditation.

The planners approved the May 5, 2022 Planning Commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations:

ZHB22-12-Jason and Jessica Miller, 185 Scott Street, Hanover, PA 17331. The applicant is requesting a variance to Section 300.2 (Accessory Structure Nonattached) in order to place an Accessory Building on the property that does not meet setback requirements. The property is located at 185 Scott Street in the R-15 zone.

Mr. Jason Miller, property owner represented this request. Mr. Miller is requesting a variance to place a ten by sixteen-foot building six and a half feet from the rear side and four and a half feet from the side property line. The structure matches the general style and color of the house. The structure is a hundred and sixty square foot and under the zoning ordinance this is considered an accessory building, therefore the required setbacks would place the structure in the middle of the fenced yard. Planner Smith asked if there was a shed previously in the requested location. Mr. Miller stated that there was a thirty-year-old, eight by ten foot shed that has been torn down and scrapped. Planner Berlingo asked if he resides within an HOA, and if there are neighboring properties with a similar structure and setbacks. Mr. Miller stated that he does not reside under an HOA, and a neighboring property has a fourteen by fourteen structure with similar setbacks. Planner Heiland commented that the structure is two feet too long to be considered a shed.

Planners Smith/Lumadue moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-12-Jason and Jessica Miller, requesting a variance to Section 300.2 (Accessory Structure Nonattached) in order to place an Accessory Building on the property as it meets the requirements of a variance as set forth in Section 502.2a) thru f). Motion carried on a 5-1 vote, with Planner Heiland casting the dissenting vote.

Review and make recommendations on waiver and exoneration requests:

There were none.

The planners reviewed and made recommendations on the following pending subdivision/land development plans:

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 Drive and Bowman Road in the R-8 zone.

There was no action taken on this plan.

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. **There was no action taken on this plan.**

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. **There was no action taken on this plan.**

SL21-05-ELSNER ENGINEERING WORKS, Elsner Engineering Works, 475 Fame Avenue, Hanover, PA 17331. A final subdivision plan was 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 I-Industrial zone. **There was no action taken on this plan.**

SL21-09-PORTER AND WAREHIME PROPERTY, 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. **There was no action taken on this plan.**

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. The property is located on Moulstown Road in the R-8 Urban Residential zone. **There was no action taken on this plan.**

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. **There was no action taken on this plan.**

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. **There was no action taken on this plan.**

SL22-06-SOUTH HEIGHTS MANOR, Hanover Land Services, 585 McAllister Street, Hanover, PA 17331. A Final subdivision plan submitted to create sixty-one (61) new residential lots. The property is located at Westminster Avenue in the R-22 zone. **There was no action taken on this plan.**

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. **There was no action taken on this plan.**

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.

Mr. Robert Sharrah, Sharrah Design Group, Inc. represented this plan. Township Engineer Bortner stated that Mr. Sharrah should have received York County Planning Commission and Penn Township staff comments. He stated that this is the final plan for Phase three of four plans for this development. The length of the streets will need to be added to the final plan, and he waiting for the bonding which will be reviewed this month. Engineer Bortner added that he has some concerns of the Fire Chief’s comments of the addition and relocation of fire hydrants. Mr. Sharrah stated that it will be addressed. He also stated that he will submit an updated traffic study. There was discussion of the lot width, and Mr. Sharrah stated that the lot width does meet the zoning requirements.

Planners Smith/Berlingo moved for a favorable recommendation to the Penn Township Board of Commissioners for SL22-08-High Pointe at Rojen Farms Penn South Ph S3. Motion carried on a 6-0 vote.

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. **There was no action taken on this plan.**

The meeting was adjourned at 7:24 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary