

PENN TOWNSHIP PLANNING COMMISSION  
AUGUST 4, 2022

Vice-Chairman James Lumadue called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, August 4, 2022. Also present were planning members Ron Arnold, Ronnie Bull, Justin Heiland, and Zach Smith along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney. Planners David Baker and Pamela Berlingo were 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 July 7, 2022 Planning Commission minutes as submitted.

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

**ZHB22-17- Andy Bealing, Panther Cat, LLC**, 62 Zachary Drive, Hanover, PA 17331. The applicant is requesting a variance to Section 300.3 (Fences and Walls) in order to put up a chain-link fence that exceeds the maximum height of three (3) feet in a front yard area. The property is located at 25 Spring Garden Street, Hanover, PA 17331 in the I - Industrial zone.

Keith Bortner and James Mummert of Hanover Land Services represented this request. Mr. Bortner stated Panther Cat is requesting to install a four-foot fence in the front yard to serve the purpose of protecting the property and will also meet other Township requirements for a fence to surround a stormwater management facility. Mr. Bortner stated that there are other properties in the neighboring area that have an eight-foot chain-link fence in the front yard.

Planners Smith/Bull moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-17- Andy Bealing, Panther Cat, LLC, requesting a variance to Section 300.3 (Fences and Walls) in order to put up a chain-link fence that exceeds the maximum height of three (3) feet in a front yard area as it meets the requirements of a variance as set forth in Section 502.2 a) thru f). Motion carried on a 5-0 vote.

**ZHB22-18- TrueNorth Wellness Services**, 625 West Elm Avenue, Hanover, PA 17331. The applicant is requesting a special exception to Section 322 (Use Not Provided For) in order to hold a Food Truck Festival Event. The property is located at 1181 Westminster Avenue, Hanover, PA 17331 in the R-22 zone.

Ms. Anita Crawford, Marketing & Development Manager for TrueNorth Wellness Services represented this request. Ms. Crawford is requesting to host a Food Truck Festival for the 5<sup>th</sup> Anniversary Celebration of the Amazing Kids Club Autism Center on

Friday, November 4, 2022, from 4 pm to 8 pm. Ms. Crawford stated that this is a fundraising event, and plans to host approximately ten food trucks along with other food vendors with tents. She stated that South Hills Golf Course has agreed to let them use their parking lot for overflow parking, and TrueNorth has several fifteen passenger vans to utilize as shuttles. They will have a small stage for a magician, story teller and other performers, along with sensory sensitive activities, there will be no loud music, and no access to the playground on site. She stated that they will have personnel to direct traffic to the overflow parking and discourage parking in the neighboring streets. She stated they are hoping for about a thousand people throughout the event. They will have a VIP event begin inside the facility at 3 pm and the event will begin at 4 pm outside. Planner Heiland stated with an anticipation of that many people, she should research if she needs to provide recycling disposal, maybe contact the fire police with traffic help, and suggested she contact Hanover's Emergency Management Coordinator, Mr. Jeffrey Waltman. Zoning Office Smith asked about lighting, and Ms. Crawford stated that they should have sufficient lighting, but may bring in some additional.

Planners Smith/Arnold moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-18-TrueNorth Wellness Services, requesting a special exception to Section 322 (Use Not Provided For) in order to hold a Food Truck Festival Event as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 5-0 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.**

**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.**

**SL22-07-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.**

**SL22-09-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.**

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

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

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

**Public Comments:** There were none.

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

Respectfully submitted,

Donna M. Sweeney,  
Recording Secretary