

**PENN TOWNSHIP PLANNING COMMISSION
OCTOBER 5, 2023**

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, October 5, 2023. Also present were planning members Ronald Arnold, Pamela Berlingo, Justin Heiland, and Michael Hoover along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney. Planners Ronnie Bull and Jeremy Shry 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 September 7, 2023, Planning Commission minutes as submitted.

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

There were none.

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.

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.**

SL22-07-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.**

SL22-10- 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, 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.**

SL22-13- STONEWICKE IV – 1025 BALTIMORE STREET, Stonewicke LP, 107 Little Bridge Road, 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. **There was no action taken on this plan.**

SL22-15- WAWA FOOD MARKET & FUELING STATION, 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. **There was no action taken on this plan.**

SL23-04- 820 HERSHEY HEIGHTS ROAD – SMALL & RINKER, Hanover Land Services, Inc., 585 McAllister Street, Hanover, PA 17331. A Final Add-On Subdivision Plan was submitted in order to reverse subdivide two parcels. The property is located at 820 Hershey Heights Road in the R/C zone. **There was no action taken on this plan.**

SL23-05- MAITLAND INVESTMENT CORPORATION- 630 WESTMINSTER AVENUE, Hanover Land Services, Inc. PO Box 471, Hanover, PA 17331. A Preliminary/Final Subdivision Plan was submitted in order to subdivide to create five new lots off of the existing parcel. The property is located at 630 Westminster Avenue in the R-15 and R-22 zones. **There was no action taken on this plan.**

Draft Zoning Ordinance: The Commission decided to make the following adjustments to the draft Zoning Ordinance:

- Sawmill
Section 212 – Keep by Special Exception in the Industrial Zone
Section 680 – Change to Special Exception in the Industrial Zone
- Fish Hatchery
Section 212 – Keep by Special Exception in the RC Zone
Section 600 – Change to Special Exception in the RC Zone
- Dwelling Multi-Family
Hold for future discussion
- Crematory
Section 212 – Keep by Special Exception in the MU, add by Special Exception in the CB, and Industrial Zones
Section 628 – Keep by Special Exception in the MU, CB Zones, add by Special Exception in the Industrial Zones
- Convenience Stores
Section 212 – Keep by Special Exception in the MU, and CB Zones, Change Permitted Use to Special Exception in the SC Zone
Section 627 – Keep by Special Exception in the SC, and CB Zones, add by Special Exception in the MU Zone
- Cemetery
Section 212 – Keep by Special Exception in the R15, R22, and R40 Zones, remove from the RC Zone
Section 617 – Change to Special Exception in the R15, R22 and R40 Zones only.
- Boarding House
Hold for future discussion
- Animal Hospital
Hold for future discussion
- Medical and Dental Clinics and Labs
Section 212 – Remove by Special Exception in the R15 and R22 Zones, and by Permitted Use in the SC Zone. Keep by Permitted Use in the MU and CB Zones.
Section 657 – Keep by Permitted Use in the MU and CB Zones.

Public Comments: There were none.

The meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary