

PENN TOWNSHIP PLANNING COMMISSION
JANUARY 6, 2022

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, January 6, 2022. Also present were planning members David Baker, Pamela Berlingo, Justin Heiland, James Lumadue, Adam Selfridge and Zach Smith along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney. Planner Thomas Allison 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 Planning commission took action to reorganize. Planners Selfridge/Smith moved to nominate David Baker Chairman. Motion carried. Planners Selfridge/Smith moved to nominate James Lumadue Vice-Chairman. Motion carried.

The planners approved the December 2, 2021 Planning Commission minutes as submitted.

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

Zoning Officer Smith announced to the applicants in attendance that being there is an even number of planners, if a vote should split evenly, it will be moved as an unfavorable recommendation.

ZHB21-34-Kyle K. Lindsey, 138 Center Street, Hanover, PA 17331. The applicant is requesting a variance to Section 300.2 (Accessory uses and structures) in order to construct a two-car garage on a property without a principal building. The property is located at 138 Center Street Rear in the R-8 zone.

Mr. Kyle Lindsey, property owner represented this request. Zoning Officer Smith reported that the property at 138 Center Street is a corner lot. The lot in question fronts on Spring Avenue. Mr. Lindsey stated he owns the two parcels; the second parcel is too small to build a home on. He researched the process to reverse sub-divide the properties, and stated it is very costly, so he is requested a variance to construct a two-car metal garage to face Spring Avenue. The garage will be placed on a concrete slab, with future plans to install a driveway. Mr. Lindsey reported he removed one of the existing sheds on the property, and will move the remaining shed close to the house. All set backs will be met.

Planners Smith/Lumadue moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB21-34-Kyle K. Lindsey, requesting a variance to Section 300.2 (Accessory uses and structures) in order to construct a two-car garage on a property without a principal building, as it meets the requirements for a

variance as set forth in Section 502.3 a) thru f). Motion carried on a 4-2 vote with Planners Berlingo and Heiland casting the dissenting votes.

ZHB21-35-Roger Holland, 751 Frederick Street, Hanover, PA 17331. The applicant is requesting a variance to section 206.2 (Use Regulations) in order to construct an industrial building to be used for manufacturing and warehouse. The property is located at 88-198 N. Blettner Avenue in the A/O Zone.

Adam Boyer, attorney with Barley Snyder, and Dennis Hudak, Holland Properties, represented this request. Attorney Boyer reported this request is identical to a request submitted in July of 2017, and at that time was approved. They were on a time constraint and had decided to rent space instead of expanding at the time. He said his client is again proposing to construct an industrial building for manufacturing and warehousing. Of the almost eighteen acres, fourteen are in Conewago Township which are zoned industrial, with the remaining in Penn Township that are zoned Apartment/Office. Planner Berlingo asked about increased traffic. Attorney Boyer stated that it would be a low traffic area.

Planners Smith/Selfridge moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB21-35-Roger Holland, requesting a variance to Section 206.2 (Use Regulations) in order to construct an industrial building to be used for manufacturing and warehouse as it meets the requirements for a variance set forth in Section 502.3 a) thru f). Motion carried on a 6-0 vote.

ZHB21-36-Water Street Four, LLC, 1315 Hanover Pike, Littlestown, PA 17340. The applicant is requesting a special exception to Section 322 (Uses not provided for) in order to construct a Group Dwelling for a fifty-five and over community. The property is located on Moulstown Road in the R-8 Zone.

Adam Boyer, attorney with Barley-Snyder, Kris Raubenstine, Hanover Land Services, Tim Mummert, and Steve Garvick, Water Street Four, represented this request. Attorney Boyer reported there is no ordinance addressing group dwellings as this is not a nursing facility licensed by the state. Use is defined as condominium community for residents of the age of fifty-five and older. The residents will be responsible for upkeep for the dwelling only. The grass, common areas and roads will be maintained by the HOA. The roads in the development are intended to remain private and not turned over to the Township. The development will be a retirement community with low traffic with the entrance far back on Moulstown Road, away from the intersection with Broadway. PennDot has conducted a traffic study and has approved. The roads are planned to be twenty-eight feet wide, sufficient for emergency vehicles. Mr. Mummert said the planned dwellings are single story, anywhere from eighteen thousand square feet up to thirty-four thousand square feet, with large garages. Sheds will be prohibited. He added there will be a large pond with a fountain to handle the stormwater management. Mr. Raubenstine said the development can meet all Penn Township ordinances such as lighting and landscaping.

Planners Selfridge/Smith moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB21-36-Water Street Four, LLC, requesting a special exception under Section 322(Uses not provided for) in order to construct a Group Dwelling for a fifty-five and over community as it meets the requirements for special exception as set forth in Section 503.3 a) thru e). Motion carried on a 6-0 vote.

Review and make recommendations on waiver and exoneration requests:

GHI Engineers and Surveyors, on behalf of Above and Beyond Christian Child Care, are requesting a waiver to Section 505.k (Curbs) and Section 603 (Curbs, Gutters and Sidewalks) of the Penn Township Subdivision and Land Development Ordinance in regards to the land development plan. The property is located at 701 Black Rock Road.

Kevin Barnes, GHI, and Rick and Janice Bortner represented this request. Mr. Barnes reported this request was also made in 2018, with the original building plan. A temporary waiver was granted at that time. The property fronts Black Rock Road, which is a state road, and there is no existing curb or sidewalk. He reported the past waiver was granted that if at some time in the future the Township could go back and require the installation at a later date. He added that with this plan, there are two existing buildings that will be demolished to construct an addition of 3,000 square feet to expand the child care facility. They will be adding two additional parking spaces to meet the zoning requirements. There will be infiltration bed in the back of the property to handle the storm water. Planner Lumadue asked about the fencing in the area. Mr. Barnes stated there is existing fences around the play areas, and parking areas. Planner Lumadue asked about the parking, Mr. Barnes said that they will be restriping an area and adding an additional ADA space to meet ADA requirements.

Planners Smith/Selfridge moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver request to Section 505.k (Curbs) and Section 603 (Curbs, Gutters and Sidewalks) of the Penn Township Subdivision and Land Development Ordinance in regards to the land development plan at 701 Black Rock Road. Motion carried on a 6-0 vote.

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.**

SL20-10-AQUAPHOENIX SCIENTIFIC BUILDING ADDITION, Aquaphoenix Scientific, c/o Frank Lecrone, 860 Gitts Run Road, Hanover, PA 17331. A land development plan submitted in order to construct a building addition. The property is located at 860 Gitts Run Road 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.**

SL21-12- ABOVE & BEYOND CHRISTIAN CHILD CARE CENTER, GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A land development plan submitted in order to demolish two existing structures and construct a new 3,000 sq. ft. building to expand the existing childcare facility. The property is located at 701 Black Rock Road in the R-15 zone.

Engineer Bortner reported that his comments all revolved around the waiver request, with the favorable recommendation earlier this evening, all comments have been satisfied.

Planners Selfridge/Lumadue made a favorable recommendation to the Penn Township Board of Commissioner for SL21-12-Above & Beyond Christian Child Care Center. Motion carried on a 6-0 vote.

Public Comments: There were none.

The meeting was adjourned at 7:48 p.m.

Respectfully submitted,

Donna M. Sweeney, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
FEBRUARY 3, 2022

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, February 3, 2022. Also present were planning members Thomas Allison, David Baker, Pamela Berlingo, Justin Heiland, Adam Selfridge and Zach Smith along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney. Planner Lumadue was absent without 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 January 6, 2022 Planning Commission minutes as submitted.

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

ZHB22-01-Andres Valdes-Dapena, 2165 Broadway, Hanover, PA 17331. The applicant is requesting a variance to Section 300.8 (Swimming Pools/Garden Pools) in order to construct an above ground pool in the side yard that does not meet the backyard requirements. The property is located at 2165 Broadway in the RC zone.

Dr. Valdes-Dapena, property owner represented this case. Dr. Valdes-Dapena stated he resides on the corner of Broadway and Beaver Creek Road, and he is aware this is considered to be two front yards on the property. The home fronts Broadway, and he would like to position the above ground pool to the side of the home, out of view to the neighbors located across the street on Beaver Creek Road. The pool would be set more than three hundred feet from the front of the property on Broadway. The pool would be closed and covered during the off-season months.

Planners Selfridge/Allison moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-01-Andres Valdes-Dapena, requesting a variance to Section 300.8 (Swimming Pools/Garden Pools) in order to construct an above ground pool, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 4-2 vote, with Planners Berlingo and Heiland casting the dissenting votes.

ZHB22-02-Cody Bentzel, 1045 Bair Road, Hanover, PA 17331. The applicant is requesting a variance to Section 300.10 f.g1 (Temporary Uses) in order to utilize drop boxes and storage units year-round for storage of retail goods. The applicant is also requesting for the interpretation of the listed sections and appealing the zoning violations he received. The property is located at 934 Baltimore Street in the HB zone.

Attorney Johanna Rehkamp, Strausbaugh Law, Jeffrey Homan, Architect, and Cody Bentzel, property owner represented this case. Zoning Officer Smith stated that there have been a few changes to the variance request. Mr. Bentzel is no longer requesting a variance for the use of drop boxes and storage units. He added that Mr. Bentzel has addressed the violations that were received by removing the storage units that were in place, and clearing the junk that was outdoors. The Fire Code violations will not be addressed by the Planning Commission, and will be addressed with the Fire Chief. Mr. Bentzel is requesting to display merchandise outside year-round, and would like to keep the tent for the sale of seasonal merchandise. Ms. Rehkamp, attorney representing Mr. Bentzel stated that the only location currently for the sale of merchandise is the tent, one hundred percent of sales is outdoors, therefore it is to be considered an outdoor sales business. She presented the Commission with photos of various retail stores in the Township that have merchandise placed outside. Zoning Officer Smith Stated that Mr. Bentzel had applied for a Building permit application, and he should receive within a week. Mr. Bentzel stated that once he received the occupancy permit he would like continue to sale seasonal merchandise outside in the tent. Planner Zach Smith asked about the plans for the building that came before the Commission several months ago. Mr. Bentzel stated that he is waiting on the reverse subdivision to be finalized. Planner Berlingo asked if Mr. Bentzel if he would be agreeable to putting a more permanent structure in place of the tent. Mr. Bentzel stated that he would be happy to place something there as long as there are walls present. Planner Zach Smith asked Mr. Bentzel when did he realize that he needed more space than originally planed. Mr. Bentzel stated he hoped to do the outdoor sales from the start. Zoning Officer Smith stated that Mr. Bentzel intends to expand the current building. Ms. Rehkamp stated that she doesn't believe the ordinance prohibits tents to be erected for any length of time, it addresses having merchandise outside of the building. Zoning Officer Smith stated that he does have three consecutive months to place merchandise outside. Planner Berlingo stated that the photos presented were more like larger or smaller merchandise that can be brought inside the store when not in operation. She would like to see more of a timeline of the goal of when the building will be completed. Planner Heiland asked where does code enforcement and zoning draw the line of the merchandise outside. Zoning Officer Smith stated he can't verify, but they may have been in place prior to the ordinance being adopted. Planner Selfridge stated most businesses rotate the merchandise that is outside. Planner Baker stated if he is looking at a more permanent structure in place of the tent, then he would have to be concerned with meeting setbacks, Zoning Officer Smith stated he does not know how that will look until the Subdivision and Land Development Plans are submitted. Mr. Bentzel stated that he hopes to have merchandise in the building within a month. Mr. Bentzel stated that once the reverse subdivision goes through, and the addition is built he would have about twenty percent of his merchandise outside. Zoning Officer Smith asked how large the tent is, Mr. Bentzel stated twenty-five feet by forty feet. Planner Selfridge stated that a more permanent structure would be more ideal. Mr. Homan, Architect, 485 Clover Lane, stated the tent was placed because they didn't have to meet setbacks, Zoning Officer Smith stated that the setbacks are going to be determined by the building that is already in place. Mr. Homan stated that the building is already over the setback line, and if that is the case he can place a structure with a roof on the

property line, and place vinyl sides during the winter to protect the merchandise. Planner Berlingo asked what the time-line would look like. Mr. Homan stated that possibly two months for permitting and two months for the construction. Zoning Officer Smith stated that he must go through the reverse subdivision first.

Planners Selfridge/Baker moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-02-Cody Bentzel, requesting a variance to Section 300.10 g1 (Temporary Uses) in order to display merchandise outside of enclosed building year-round, with the condition of allowing for a period of one-year. Planners Allison, Berlingo and Heiland casted dissenting votes therefore, motion was denied on a 3-3 vote.

ZHB22-03-Bert Miller, 900 Black Rock Road, Hanover, PA 17331. The applicant is requesting a variance to Section 300.3 (Fences and Walls) in order to erect a fence that exceeds the maximum height in the front yard. The property is located at 900 Black Rock Road in the R40 zone.

Mr. Bert Miller, property owner represented this case. Zoning Office Smith stated that Mr. Miller would like to place a four-foot fence across the front and the side of his property, he added that the house sits six to seven hundred feet from the road. Mr. Miller stated the house is not visible from the road, and the aluminum fence would fall along the tree line. He removed the fence that was a steel type cattle fence that was in place from the previous owner because it was in pieces and falling down, and he would like to replace the fence that was previously there. Zoning Officer Smith stated the back fence was installed with a permit, however there was no permit issued for the front fence. Planner Heiland stated that a three-foot fence is permitted in the front yard, and if that would be sufficient. Mr. Miller stated that a three-foot fence would not keep his afghan hound contained in the yard, which is the reason he is requested a four-foot fence.

Planners Selfridge/Smith moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-03-Bert Miller, requesting a variance to Section 300.3 (Fences and Walls) in order to erect a fence that exceeds the maximum height in the front yard, as it meets the requirements for a variance set forth in Section 502.3 a) 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:

1. Hanover Land Services, Inc on behalf of Devener Landing, is requesting a waiver to Section 402 (Preliminary Plan Requirements), Section 505(a) (Street Design), Section 505(g) (Curbs) and Section 605 (landscaping and bufferyards) of the Penn Township Subdivision and Land Development Ordinance in regards to the land development plan. The property is located on Moulstown Road.
There was no representatives present, therefore, no action was taken.

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.**

SL20-10-AQUAPHOENIX SCIENTIFIC BUILDING ADDITION, Aquaphoenix Scientific, c/o Frank Lecrone, 860 Gitts Run Road, Hanover, PA 17331. A land development plan submitted in order to construct a building addition. The property is located at 860 Gitts Run Road 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.**

SL21-12- ABOVE & BEYOND CHRISTIAN CHILD CARE CENTER, GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A land development plan submitted in order to demolish two existing structures and construct a new 3,000 sq. ft. building to expand the existing childcare facility. The property is located at 701 Black Rock Road in the R-15 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.**

Public Comments: There were several residents in attendance, Mr. Lynn Rebert, Mrs. Beth Rebert, 77 Test Road, and Mrs. Kim Holstein, 71 Test Road. Mr. Lynn Rebert had questions regarding the Water Street Four Subdivision and Land Development Plan, mainly about the bufferyards. Township Engineer answered their questions. Zoning Officer Smith stated that the representatives of the plan will be present at the Public Works meeting on Monday, February 7, 2022, to discuss the waivers that are being requested.

The meeting was adjourned at 8:16 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
MARCH 3, 2022

Vice-Chairman James Lumadue called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, March 3, 2022. Also present were planning members Thomas Allison, Pamela Berlingo, and Adam Selfridge along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney. Planners David Baker and Justin Heiland were absent with notice. Planner Zach Smith arrived at 7:11 p.m.

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 February 3, 2022 Planning Commission minutes as submitted.

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

ZHB22-04-Kathleen & Steven Colasuonno, 1120 Pearl Drive, Hanover, PA 17331. The applicant is requesting a variance to Section 300.8 (Swimming Pools/Garden Pools) in order to construct an in-ground pool that extends into the rear setbacks. The property is located at 1120 Pearl Drive in the R-22 zone.

Mr. and Mrs. Colasuonno, property owners represented this request. Mrs. Colasuonno stated that the previous owners constructed a fourteen by fourteen building centered off of the deck at the rear of her home. The building has air conditioning and heat and does not want to relocate the structure. She is requesting to locate the pool fifteen feet from the rear property line. The yard is fenced in, but intends on placing another fence around the pool. Planner Berlingo questioned what the distance would be from the rear of the deck to the pool. Mrs. Colasuonno stated that the plan calls for fifteen feet from the deck to the water's edge with a three-foot cement walk around the pool. The stormwater would be about thirty feet off of the side property line. Planner Berlingo asked if she could move the pool closer to the deck, she stated the pool is eighteen feet wide, and does not want the pool against the deck or against the building. She does not want the building to obstruct her view of the pool. Planner Selfridge asked what the plan was if once they start digging and if they hit the stormwater pit. Mrs. Colasuonno stated, the contractor has discussed this with them and they would have to stop and redirect.

Planners Selfridge/Allison moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-04-Kathleen & Steven Colasuonno, requesting a variance to Section 300.8 (Swimming Pools/Garden Pools) in order to construct an in-ground pool approving a twenty-five-foot setback, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 5-0 vote.

Review and make recommendations on waiver and exoneration requests:

Hanover Land Services, Inc on behalf of Devener Landing, are requesting a waiver to Section 402 (Preliminary Plan Requirements), Section 505(a) (Street Design), Section 505(g) (Curves) and Section 605 (landscaping and bufferyards) of the Penn Township Subdivision and Land Development Ordinance in regards to the land development plan. The property is located on Moulstown Road.

Kris Raubenstine, Hanover Land Services, Inc., Tim Mummert, and Steve Garvick, Water Street Four, represented this request. Mr. Raubenstine stated the applicant is requesting a waiver to Section 402, so that the plan may be submitted and reviewed as a Preliminary and Final Land Development plan instead of separate plans. They intend to provide all the necessary documents and materials associated with the submission.

Mr. Raubenstine stated that the applicant is requesting a waiver to Section 505(a) (Street design), for the use of a twenty-eight-foot cartway for the proposed roads within the development. The roads will be privately owned and maintained by the HOA, and the smaller cartway would keep the future maintenance costs and other improvements to a minimum for the HOA. Mr. Raubenstine stated the cartway width was designed by implementing design features recommended by the Pennsylvania Housing Research Center located at The Pennsylvania State University. This is a green plan and helps keep the stormwater management to a minimum. The intention is to restrict parking to one side of the street. Mr. Mummert stated that the driveways are planned to be thirty feet deep, enough to park four regularly sized vehicles. Planner Selfridge asked who would be responsible for the enforcement of the no parking, and Mr. Mummert stated enforcement would fall to the HOA. He added that the intent is not to have any parking on the street unless it is for holidays or special occasions. Planner Lumadue stated he feels the road will be too narrow for emergency vehicles. Mr. Mummert stated that if the streets have to be made wider, the driveway length would be shortened which would result in more street parking.

Mr. Raubenstine reported on the waiver request for section 505(g), as the applicant is requesting the use of a horizontal curve of 125 feet after the entrance off of Moulstown Road, on Summerhawk Way. He stated this is necessary in order to cross the stream and wetlands as close to a ninety-degree angle as possible. This is significant to the PADEP in their review as it will reduce the amount of fill in the wetlands. There will not be any dwellings on the inside of the curvature because of the existing stream and wetlands so the sight lines will not be impacted. Engineer Bortner stated that the design speed issue is a matter of length not radius, which can be dealt with by posting signage of a lower speed limit. Mr. Raubenstine stated that the speed limits in the development will be kept to a minimum and the intension around the curves is 20 mph. Planner Berlingo requested Mr. Raubenstine work with Engineer Bortner on the appropriate speed and signage.

Mr. Raubenstine stated the applicant is requesting to eliminate the proposed open wood fence along the north side of the development. There will be a significant amount of landscaping and bufferyards in this area that will ultimately reach maturity and overwhelm the fence. This will result in a lack of maintenance for the fence because it won't be accessible with all of the surrounding and encompassing vegetation landscaping. The fence will likely become neglected and deteriorate.

Planners Selfridge/Berlingo moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver request to Section 402 (Preliminary Plan Requirements) of the Penn Township Subdivision and Land Development Ordinance in regards to Devener Landing, LLC. Motion carried on a 5-0 vote.

Planners Allison/Selfridge moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver request to Section 505(a) (Street Design) of the Penn Township Subdivision and Land Development Ordinance in regards to Devener Landing, LLC. Motion carried on a 3-2 vote, with Planners Berlingo and Lumadue casting the dissenting votes.

Planners Smith/Allison moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver request to Section 505(g) (Curves) of the Penn Township Subdivision and Land Development Ordinance on the condition of no parking on the curve and allows a reduced design speed of 20 MPH in regards to Devener Landing, LLC. Motion carried on a 5-0 vote.

Planners Allison/Selfridge moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver request to Section 605 (Landscaping and Bufferyards) of the Penn Township Subdivision and Land Development Ordinance in regards to Devener Landing, LLC. Motion carried on a 4-1 vote with Planner Lumadue casted the dissenting vote.

Hanover Land Services, Inc on behalf of Panther Cat, LLC, are requesting a waiver to Section 605 (Landscaping and Bufferyards) of the Penn Township Subdivision and Land Development Ordinance in regards to the land development plan. The property is located at 25 Spring Garden Street.

Mr. Kris Raubenstine, Hanover Land Services, Inc. represented this request. Mr. Raubenstine stated the applicant is proposing the installation of a vinyl fence for screening along the property line that is adjacent to the highway-oriented business zone in lieu of the landscaping and bufferyard requirements. The vinyl fence will provide the necessary visual barrier a more immediate buffer for the residents across the alleyway. With a landscape buffer, there is the possibility of overgrowth into the alleyway, which would require more maintenance. Engineer Bortner expressed concern with sight distance from the alleyway to Spring Garden Street.

Planners Selfridge/Allison moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver request to Section 605 (Landscaping

and Bufferyards) of the Penn Township Subdivision and Land Development Ordinance on the condition of an approved six-foot solid fence that will not extend into the clear sight triangle for the alley, in regards to Panther Cat, LLC. Motion carried on a 5-0 vote.

Rettew Engineering on behalf of Conewago Enterprise, Inc. are requesting a waiver to Article IV.402 (Preliminary Plan Requirements) and Section 306.B.4.a (Detention and Retention Basins-SWM facility completely surrounded by a four (4) foot fence) of the Penn Township Subdivision and Land Development Ordinance in regards to the land development plan. The property is located on Ridge Avenue.

Mr. Paul Fish, Rettew Associates, represented this request. Mr. Fish stated that the intended plan is to be submitted as a Final Plan while meeting the standards of the Preliminary plan. He reported the project was review with Township staff on January 26, 2022. He stated that the design of the plan depends on the outcome of the waivers requested this evening. He reported that the plan is the 400,000 square foot warehouse, with employee parking in the front

Mr. Fish is also requesting a waiver to Section 306.B.4.a. He stated a proposed fence of three-foot height with signage is being proposed in place of the four-foot fence. This modification is requested due to Zoning Ordinance requirements not allowing a fence over three feet within the front yard of a property. The proposed fence location would be located, within the front yard of the property. As the front yard for this property is defined by the road frontage, in which Ridge Avenue curves to the north around the property. The intent is to provide as much of a barrier as possible without the additional zoning variance request. He stated the property is zoned industrial, and its proposed use is permitted by right. No sidewalks are proposed, and no pedestrian traffic is anticipated. He reported all stormwater facilities are set back a minimum of fifty feet from the existing Ridge Avenue. The fifty foot setback will include landscaping for buffering of the site and its stormwater facilities. The interior slopes of the stormwater facility are designed at four-foot horizontal to one-foot vertical. Implying that ingress/egress from anywhere with the facility can be obtained. There is a gas line that runs along Ridge Avenue, so the fence would be pushed closer to the road. Engineer Bortner stated that that could cause a sight distance issue. The front yard designation on two sides of the building creates a hardship that does not allow for stormwater management at the three foot height for fences with the front yard. He reported this request provides for the safety of a fence and signage while allowing the uniquely shaped lot and associated front yard requirements. He stated that this request represents the minimum relief necessary, and is willing to work with the Township on material and signage options. Zoning Officer Smith asked the depth of the pond; Mr. Fish stated that it could be about four to four and a half feet deep. Zoning Officer Smith stated that anything over twenty-four inches requires a four-foot fence. Mr. Fish stated that Oil Creek and an unnamed tributary which is almost thirty feet in width runs adjacent to the property and there is no fence which presents more danger than the stormwater basin. He intends to make the pond as small as possible and move back as far as possible from the road.

Planners Selfridge/Allison moved for an unfavorable recommendation to the Penn Township Board of Commissioners for a waiver to Section 402 (Preliminary Plan Requirements) of the Penn Township Subdivision and Land Development Ordinance in regards to Rettew Engineering on behalf of Conewago Enterprise, Inc. Motion carried on a 5-0 vote.

Planners Selfridge/Lumadue moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver to Section 306.B.4.a (Detention and Retention Basins-SWM facility completely surrounded by a four (4) foot fence) of the Penn Township Subdivision and Land Development Ordinance in regards to Rettew Engineering on behalf of Conewago Enterprise, Inc. Motion failed on a 2-3 vote, with Planners Allison, Berlingo and Smith casting the dissenting votes.

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.**

SL21-12- ABOVE & BEYOND CHRISTIAN CHILD CARE CENTER, GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A land development plan submitted in

order to demolish two existing structures and construct a new 3,000 sq. ft. building to expand the existing childcare facility. The property is located at 701 Black Rock Road in the R-15 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.

Mr. Kevin Barns, Group Hanover, Inc., and Mr. Steve Cratin, Arcland represented this plan. Mr. Barns stated that there have been no changes to the plans that were brought before the Planning Commission several months ago and they are present this evening to answer any questions the Commission may have. Planner Smith asked if they plan to open phase one while phase two is under construction. Mr. Cratin stated that is the intention. Zoning Officer Smith stated that they can complete the renovations to the original structure; the land development plan is needed for the construction of phase two. Mr. Barnes stated that the plan is in the early stages, and staff comments have not yet been received.

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.**

Public Comments: There were several Borough of Hanover residents present to discuss the proposed warehouse land development plan on Ridge Avenue. Some of the residents that made comments were Susan Hunt, 694 Cypress Road, Derek and Lisa Brown, 668 Cypress Drive, Audrey Coppersmith, 412 Osage Drive, Darrell Dolain, 672 Cypress Road, and Becky Albright, 684 Cypress Road. The residents attended the meeting to express concerns about the increased truck traffic from the proposed warehouse site. Many stated that the noise and the vibrations of their homes can be felt from the existing truck traffic. Mr. Fish stated they intend on installing bufferyards to help mitigate the situation. There were concerns of the lighting; Mr. Fish stated that screens can be installed on the proposed lighting to direct only at the warehouse site. Ms. Albright requested that they be informed/emailed about upcoming meetings regarding this plan. Zoning Officer Smith provided his contact information to her.

The meeting was adjourned at 9:15 p.m.
Respectfully submitted,
Donna M. Sweeney, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
APRIL 7, 2022

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, April 7, 2022. Also present were planning members Pamela Berlingo, Justin Heiland, James Lumadue, and Zach Smith along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney. Planner Thomas Allision was absent, and Planner Adam Selfridge 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 March 3, 2022 Planning Commission minutes as submitted.

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

ZHB22-05-Beau Dunkerly, 22 Benjamin Drive, Hanover, PA 17331. The applicant is requesting a variance to Section 300.7 (Decks) that is constructed in the front yard and does not meet the rear only setbacks requirements. The property is located at 22 Benjamin Drive in the R-15 zone.

Mr. Beau Dunkerly, property owner and Mr. Michael Blaisure, represented this request. Mr. Blaisure stated that Mr. Dunkerly had suffered a stroke and is on long term disability. The deck has already been installed by the front door for the purpose of safe passage entry into his home. The deck is nine feet six inches by seven feet. Planner Lumadue questioned if a ramp would be installed. Mr. Blaisure stated that Mr. Dunkerly can maneuver the steps guided by the handrails that were installed.

Planners Smith/Lumadue moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-05-Beau Dunkerly, requesting a variance to Section 300.7 (Decks) as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried 4-0, with Planner Justin Heiland abstaining.

ZHB22-06-Penn Township, 20 Wayne Avenue, Hanover, PA 17331. The applicant is requesting a variance to Section 211.2 (Use Regulations) to install two sewage pump stations and Section 211.3 (Area and Bulk Regulations) in order to create one lot near 45 Oak Hill Drive that does not meet the required regulations. The other lot is an existing lot located at 841 Hershey Heights Road. The applicant is also requesting an Interpretation of Section 211 (R-C Conservation Zone). The properties are located in the R-C zone.

Zoning Officer Smith stated this is a use variance for both pump stations. Pump stations fall under public uses and buildings which is not a permitted use in the RC Zone. He said the Township will own the existing lot on Hershey Heights Road, and plans to demolish the house. A variance may also be needed on Oak Hill Drive, which will not meet the requirements in the RC Zone.

Penn Township Manager Kristina Rodgers represented this request. Manager Rodgers stated they are requesting an interpretation to Section 211, as the Township feels that a variance is not needed because it is a public use and utility building, and they are required by the state to install the pump stations. She stated if the Commission does not agree with this interpretation, the Township is then requesting variances for both lots. She reported that approximately in 2016, the state approved the Township's Act 537 plan, which requires the Township to provide public sewer to the Oak Hill and Hershey Heights area. This affects forty-seven residents, and fifty-two properties. Construction has begun, and includes the installation of the sewer mains, laterals and the two pump stations. The first pump station will be located at 841 Hershey Heights Road, the property is owned by the township, and has been condemned. The house will be demolished and a pump station will be installed. The other property is a vacant lot at 45 Oak Hill Drive, the property has been condemned, and the pump station will be installed. Manager Rodgers stated that she has the plans for the project if the any of the Planning members wishes to review. Planner Berlingo asked if the garage will be demolished as well. Manager Rodgers stated it all will come down. The pump station will be approximately where the garage is located. Zoning Officer Smith reported he called the Pennsylvania Public Utility Commission, to inquire if municipalities are exempt from zoning regulations and no one ever responded. Planner Baker stated that they will vote first on the interpretation, then on the variances if they are needed.

Planners Lumadue/Smith moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-06-Penn Township to Interpretation of Section 211 (R-C Conservation Zone) that it is the Planning Commission's interpretation the variance is not needed. Motion carried 5-0.

Planners Lumadue/Smith moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-06-Penn Township for a variance to section 211.2 (Use Regulations) to install two sewage pump stations and Section 211.3 (Area and Bulk regulations) in order to create one lot near 45 Oak Hill Drive that does not meet the required regulations. The other lot is an existing lot located at 841 Hershey Heights Road, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried 5-0.

ZHB22-07-Patrick William Farley, 504 Black Rock Road, Hanover, PA 17331. The applicant is requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct an accessory building that extends into the side and rear setbacks. The property is located at 504 Black Rock Road in the R-15 zone.

Zoning Officer Smith stated that along with Mr. Farley's application, the Commission should have two drawings, one where the proposed garage will be, and the other of the area he has from the house to the rear and the side property lines.

Mr. Patrick Farley, property owner represented this request. Mr. Farley stated that he would like to install a twenty by twenty-eight-foot garage to align with the current driveway in the rear of his property. This location will provide a little area of yard to remain. The garage is planned approximately thirty inches from the side property line. Mr. Farley stated the house beside him, the garage on that property is about an inch away from the property line. Planner Heiland asked Zoning Officer Smith if the adjoining properties had variances? He replied that he has no records. Mr. Farley stated that he has spoken with his neighbors regarding his plans and they have no issues. Planner Lumadue stated that he is not leaving much room for maintenance between the property line and proposed building.

Planners Smith/Berlingo moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-07-Patrick William Farley, requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct an accessory building that extends into the side and rear setbacks, as it does not meet the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried 5/0.

ZHB22-08-York Rd. Investments, LLC, 4062 York Road, New Oxford, PA 17350
The Applicant is requesting a variance to Section 300.3 (Fences and Walls), Section 304.3 (Loading space layout), and Section 306.3.a (Number Per Lot). The applicant is also requesting an Interpretation of Section 304.3 (Loading space layout). The property is located at 501 Ridge Avenue in the Industrial zone.

Attorney Jeremy Fry, Barley Snyder represented these requests. Mr. Fry reported this is one hundred eighteen-acre property in the industrial zone. The proposed plan is for a four hundred eleven thousand square foot warehouse. He reported the property is unique in shape as it is a corner lot and considered to have two front yards. He added that the size of the property helps address some of the issues with the front yards. The first request is a variance to the height of the fence. Mr. Paul Fish, Rettew was in attendance last month to request a waiver of the Subdivision and Land Development Ordinance to install a four-foot fence around the stormwater facilities located in the front yard. The request was denied. Therefore, presenting an issue of being in violation of the zoning ordinance which requires nothing higher than a three-foot fence in the front yard. Mr. Fry stated that the area is a long way away from the street that makes the front yard.

The second request is a variance to the loading dock which is not allowed in the front yard. The front of the building is approximately four-hundred feet off of the street area, behind a tree line and stream. If a variance not granted, this would cut off a bulk of the property for use.

The third request is for a third driveway to allow direct access into the employee parking lot, away from the truck traffic that would come into the other two driveways. Planner Justin Heiland asked were the third driveway is intended to be placed, Mr. Fry showed the planning members it would be in the center of the other two. Planner

Heiland asked if there is any idea what the warehouse is to be used for. Mr. Fry stated that there is no specific user at this point and is planned for speculative warehouse use, which is much needed in the Hanover area. Planner Heiland asked what type of fence, would be used if variance would be granted. Mr. Fish stated that the stormwater ordinance suggests a chain link fence, but they are willing to work with Township suggestions.

Planners Smith/Lumadue moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-08-York Rd. Investments, LLC, requesting a variance to Section 300.3 (Fences and Walls) as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried 5-0.

Planners Smith/Berlingo moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-08-York Rd. Investments, LLC, requesting a variance to Section 304.3 (Loading space layout) as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried 4-1, with Planner Heiland casting the dissenting vote.

Planners Lumadue/Smith moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-08-York Rd. Investments, LLC, requesting a variance to Section 306.3.z (Loading space layout) as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried 5-0.

Review and make recommendations on waiver and exoneration requests:

GHI Engineers and Surveyors on behalf of Arcland Self Storage, are requesting a waiver to Section 513.a (Easements, Width and Location) of the Penn Township Subdivision and Land Development Ordinance in regards to the land development plan. The property is located at 1049 Baltimore Street.

Mr. Kevin Barnes, GHI Engineers and Surveyors represented this request. Mr. Barnes stated that they are requesting a waiver to place a fence in the easement area over a pipe that is used to drain stormwater, the pipe is not owned by the Township. Arcland will take over the maintenance of the pipe from the shopping plaza. This creates a hardship due to that a storage unit facility is required by the subdivision and land development ordinance to be surrounded by a fence.

Planners Smith/Lumadue moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver to Section 513.a (Easements, Width and Location). Motion carried 5/0.

Hanover Land Services on behalf of Carroll County Christian Center, 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 at 889 Baltimore Street.

Mr. Kris Raubenstine, Hanover Land Services, represented this request. Mr. Raubenstine stated this property is where the existing Youth for Christ is located. He does not foresee any changes in the plan and looking to go to final plans. The existing building will be demolished and the plan is to replace with a more updated building. Planner Heiland stated that he hopes the plan includes a safer point of entry. Mr. Raubenstine stated that it will all be PennDOT approved.

Planners Smith/Lumadue moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver to Section 402 (Preliminary Plan Requirements). Motion carried 5-0.

BPR, LLC on behalf of Porter and Warehime Property, are requesting a waiver to Section 305 (Review of Plans), 402 (Preliminary Plan Requirements), 403 (Feasibility Report on Sewer and Water Facilities) and 404 (Environmental Impact Studies-Wetlands) of the Penn Township Subdivision and Land Development Ordinance in regards to the land development plan. The property is located at 577 High Rock Road.

Mr. Scott Landis, BPR,LLC represented this request. Mr. Landis stated that there will be no construction, this is simply a purchase of land to divide properties for each side of the road. There are some wetlands at the bottom of the plan. Mr. Landis stated that Mr. Jeff Warehime reported that the ponds are no longer there. Planner Heiland asked Township Engineer Bortner if the wetlands would be an issue. Engineer Bortner agreed that the ponds, formerly to be the Hanover area water reservoir were no longer there, and does not feel a wetland study is needed at this time. He added that if there were any building in the future, a wetland study would not be needed for a single-family home, but if a development is planned, then yes, a wetland study would be need to be completed

Planners Smith/Lumadue moved for a favorable recommendation to the Penn Township Board of Commissioners to waivers for Sections 402 (Preliminary Plan Requirements), 403 (Feasibility Report on Sewer and Water Facilities) and 404 (Environmental Impact Studies-Wetlands). Motion carried 5-0.

Planners Heiland/Berlingo moved for an unfavorable recommendation to the Penn Township Board of Commissioners for a waiver to Section 305 (Review of Plans). Motion carried 4/1, with Planner David Baker casting the dissenting vote.

Pastor Mark Rohnke on behalf of Missionary Bible Baptist Church, is requesting a waiver to all requirements of the Penn Township Subdivision and Land Development Ordinance in regards to the proposed land development plan. The property is located at 920 Beck Mill Road.

Mr. Jeff Homan, Architect represented this request. Mr. Homan stated the plan is for a twelve by thirty-five-foot addition for ADA compliant bathrooms. He is requesting to submit the plans with the building permit. Zoning Officer Smith stated that MDIA will

review and inspect the project. Planner Heiland requested to see the plans when submitted.

Planners Smith/Berlingo moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver to all requirements of the Penn Township Subdivision and Land Development Ordinance. Motion carried 5-0.

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.**

SL21-12- ABOVE & BEYOND CHRISTIAN CHILD CARE CENTER, GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A land development plan submitted in order to demolish two existing structures and construct a new 3,000 sq. ft. building to expand the existing childcare facility. The property is located at 701 Black Rock Road in the R-15 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.**

SL22-04-THE TRONE FAMILY TRUST, Hanover Land Services, 585 McAllister Street, Hanover, PA 17331. A preliminary/final plan submitted for amended landscaping plan. The property is located at 1020 Baltimore Street in the SC zone.

Mr. Kris Rubenstine, Hanover Land Services, represented this plan. He stated that the land development plan was before the Commission about two years ago, and has changed owners during the process. Trees that were to stay to provide a bufferyard, were mistakenly cut down. They are now requesting to replace those trees with a vinyl fence and also have some plantings on the south eastern property line. Planner Heiland asked why can't they plant trees where they were originally. Mr. Raubenstine stated that there is paving and drainage was installed along the property line. The tree root system was on the property to the east, and there was a request made to Hanover Borough to put the trees back and the Borough declined.

Planners Smith/Lumadue made a favorable recommendation to the Penn Township Board of Commissioners for SL22-04-The Trone Family Trust. Motion carried 5-0.

SL22-05-SILBAUGH INVESTORS, LP, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final plan submitted for an amended landscaping plan. The property is located at 1649 Broadway in the SC zone.

Mr. Kevin Barnes, Group Hanover, Inc, and Mr. Joe Silbaugh, Markets at Hanover represented this plan. Mr. Barnes stated that 2.5 caliper trees were approved on the land development plan for the street bufferyards. They are requesting to use 1.5 caliper trees which will meet the requirements for the Zoning Ordinance. The request is being made so the trees can be planted by hand, to avoid trucks packing the ground through the rain gardens that are currently functioning very well.

Planners Lumadue/Smith moved for a favorable recommendation to the Penn Township Board of Commissioners for SL22-05-Silbaugh Investors, LP. Motion carried 5-0.

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.

Mr. Kris Raubenstine, Hanover Land Services, represented this plan. Mr. Raubenstine stated that ninety percent of the infrastructure has been installed and the developer is getting ready for the sale of the lots. This phase of the plan is for sixty-one residential lots located east of Old Westminster Road and Cooper Road. Planner Heiland asked who the developer was. Mr. Raubenstine said J.A. Myers. Planner Heiland asked Engineer Bortner if he has any issues. He replied that he has none.

Planners Smith/Lumadue moved for a favorable recommendation to the Penn Township Board of Commissioners for SL22-06-South Heights Manor. Motion carried 5-0.

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.**

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
MAY 5, 2022

Vice-Chairman James Lumadue called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, May 5, 2022. Also present were planning members Pamela Berlingo, Justin Heiland, and Zach Smith along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney. Planners David Baker and Adam Selfridge 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 April 7, 2022 Planning Commission minutes as submitted.

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

ZHB22-09-Art Hanson Jr., 459 Blooming Grove Rd., Hanover, PA 17331. The applicant is requesting a Special Exception under Section 407.3 (Replacement) in order to replace a Hair Salon with a Therapeutic Massage establishment. The property is located at 449 Blooming Grove Road in the R-15 Zone

Mr. Art Hanson, Jr., property owner represented this request. Mr. Hanson stated the building was built in 1954, and has been utilized as commercial space for a hair salon since 1987. The two owners of the salon are now deceased, and the space has been advertised as office space for the past year. Mr. Hanson stated they would like to utilize the space for Therapeutic Massage for one therapist. This will decrease the amount of traffic as well as a reduction of business hours.

Planners Smith/Berlingo moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-09 Art Hanson Jr., requesting a Special Exception under Section 407.3 (Replacement) in order to replace a Hair Salon with a Therapeutic Massage establishment as it meets the requirements for special exception as set forth in Section 503.3 a) thru e). Motion carried on a 4-0 vote.

ZHB22-10-Paramount Realty NJ LLC, 1195 Route 70, Suite 2000, Lakewood, NJ 08701. The applicant is requesting a variance to Section 207.2 to authorize a service station on the property, Section 306.3b) 2) Access Drives within 10 feet of a property line, Section 300.2 accessory structure in the front yard area and Section 638c)1), 2) and 4) general regulations for Service Stations, in order to construct a Convenience Store with gas pumps. The property is located at 1007 Baltimore Street in the Shopping Commercial Zone.

Mr. Peter Wertz, McNeese Wallace & Nurick, LLC, Mr. Joseph Mizrahi, Paramount Realty Services, Inc., and Mr. Justin Geonnotti, Dynamic Engineering

Consultants represented the requests. Mr. Wertz stated that the property is comprised of two outparcels totaling in 2.07 acres, and is the current site of Pine Creek Structures on the corner of Baltimore Street, and Clover Lane. The property is located within the shopping commercial zone. The proposed plan consists of an approximately five thousand five hundred eight five square-foot convenience store with eight gasoline pumps, with a canopy covering the gas pumps. Mr. Wertz stated that the Shopping Commercial Zone permits convenience stores by right. Service Stations which include structures used for the sale of gasoline are not a permitted use. Applicant is requesting a variance to Section 207.2, to authorize a service station on the property. Mr. Wertz reported that the site is ideal for the proposed WAWA with dual frontage provided on Baltimore Street and Clover Lane. This plan will result in the redevelopment and revitalization of the shopping plaza. Mr. Wertz moved on to talk about the variance request to Section 306.3b)2) access drives within ten feet of the side and rear property lines. He stated that the variance is necessary due to the property's placement within the existing Shopping Center complex. Once the property is combined, they are obligated to comply with the setback requirement because the property lines will be within the ten feet of the existing access drives. The plan proposes a driveway off of each of those access drives to provide access to the WAWA. There are no other access drives planned. Mr. Wertz explained the need for a variance to Section 300.2 to authorize the Proposed Canopy in the front yard for the gas pumps. He stated this is a corner lot with dual frontages, the ordinance only permits a permanent-roofed accessory structure, apart from the principal structure in the rear yard. This presents a hardship due to the layout of the property. He reported that there is not sufficient room in the rear of the structure for the gas pumps, and the gas pumps need to be placed in the front yard, as the clerks would need to monitor. Mr. Wertz added that if a variance is granted, it will not alter or impair the use of the adjacent property. He reported the next two variances are requested if deemed necessary by the Planning Commission and Zoning Hearing Board. Variance from Section 306.3b)2), to authorize the proposed driveways to the WAWA to be within ten feet of the property lines. He stated it is unclear whether the proposed driveways constitute as "access drives" under the Ordinance of Definition. The second variance from Sections 638c)1),2) and 4), to authorize the proposed driveways in the locations and with the specifications shown on the site plan. He stated Services Stations are permitted by right in the Industrial Zone, and by special exceptions in the Highway Oriented Business Zone. Section 638 contains specific criteria for service stations when permitted as a special exception. He questioned if the specific criteria are required when there is a use variance in the Shopping Commercial Zone. The specific criteria again pertain to the proposed driveways and the existing access drives. Zoning Officer Smith stated that he previously spoke with Claudia Shank, from McNeese Wallace & Nurick regarding Section 303.2.g, and he does not see any plans to satisfy this requirement. He added that a four-foot fence is permitted in the front yard for the screening purpose. Mr. Wertz stated that they did discuss this, and will look into this further. Mr. Justin Geonnotti gave an overview of the proposed plan. Planner Lumadue stated the entrance way off of Baltimore Street is a very congested area. Mr. Geonnotti stated that this will all be studied during the land development plan process. Planner Berlingo asked if the proposed entrance ways will be able to handle the refueling trucks and turns. Mr. Geonnotti, answered that yes, and they have planned the

driveway to be a bit larger than required. It has been designed for easy access for fueling trucks and fire trucks. Mr. Joseph Mizrahi reported that WAWA, has plans to expand in the region, and this is one of the first stores in the area. He added they are proposing space for EV charging stations for future installation. Mr. Mizrahi stated that the station will have regular, and only low flow diesel, to discourage tractor trailers from fueling at the station. Mr. Mizrahi added there will be no cooking onsite, food is only premade and/or heated. Zoning Officer Smith questioned how they are going to keep large trucks out. Mr. Wertz stated that the site is designed that navigation for large trucks would be difficult to fuel. He said they are willing to post "No Truck" signs if needed. Mr. Mizrahi explained that "low flow diesel" discourages truckers due to the large amount of time it would take to fuel their vehicles. Planner Heiland asked about the Sam's Club gas station, and if they had to get a service station variance. Zoning Officer Smith confirmed that they had been approved for the service station.

Planners Smith/Heiland moved for a favorable recommendation with the conditions of the addition of "No Trucks" signs, and no additional access from Baltimore Street, to the Penn Township Zoning Hearing Board in case ZHB22-10-Paramount Realty NJ, LLC, requesting variances to Section 207.2 to authorize a service station on the property, Section 306.3b) 2) Access Drives within 10 feet of a property line, Section 300.2 accessory structure in the front yard area and Section 638c)1), 2) and 4) general regulations for Service Stations, in order to construct a Convenience Store with gas pumps, as it meets the requirements for a variance set forth in Section 502.3 a) thru f). Motion carried 4-0.

ZHB22-11-Gerald D. Funk, c/o GHI Engineers & Surveyors, 201 Carlisle Street, Hanover, Pa 17331. The applicant is requesting a variance to Section 303.1 (Off-Street Parking Requirements) in order to construct a warehouse that does not meet the parking requirements. The property is located at 201 Center Street in the Industrial Zone.

Mr. Gerald Funk, Hanover Land Services, Inc. represented this request. Mr. Funk stated that he began working on this project in 1997, when a similar project was approved, however the company decided to obtain warehousing elsewhere due to immediate need. In 2015 the FEMA Flood Map changed and now the flood plain encroaches more of the property than in the past. He handed out a new proposed plan to construct an eighty-three thousand square foot warehouse, noting the current flood plain area. Mr. Funk stated that are requesting a variance due to the amount of parking that is required. With the existing building along with the proposed addition a total of four hundred twenty spaces are required by ordinance. Currently forty-eight spaces exist with the proposed addition they are planning to remain at forty-eight spaces. With the planned stormwater management and the flood plain area, there is no additional room for the additional parking spaces. He stated that the site will employ approximately forty people split across two shifts. Zoning Officer Smith stated that the plan does meet the requirements for loading dock spaces, but is far short of the parking space requirements. Mr. Funk stated that if the property is sold, the truck parking spaces could be converted into ninety-seven additional parking spaces. Planner

Berlingo questioned if there was any way to reduce the size of the addition to provide any additional parking. Mr. Funk stated that there is no way to get close to the required four hundred twenty. Planner Lumadue stated that if in the future if shifts are added, there would be more employees, and would present a parking issue. Mr. Funk stated that could be made a condition of the variance. He added that if the use was industrial or manufacturing there would be very minimal parking required.

Planners Smith/Heiland moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-11-Gerald D. Funk, c/o GHI Engineers & Surveyors, requesting a variance to Section 303.1 (Off-Street Parking Requirements) in order to construct a warehouse that does not meet the parking requirements. Motion carried 3-1 with Planner Lumadue 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.

Mr. Scott Landis, BPR, LLC., represented this plan. He stated that he is looking for approval of this plan. He reported that he received the DEP waiver. Engineer Bortner stated that all comments have been addressed. He added that if approved, Mr. Landis would need to be aware of his time limits, as he would only have ninety days to record once approval is obtained from both Penn and Heidelberg Townships. Landis stated that Heidelberg Township is ready to approve, just waiting on Penn Township.

Planners Smith/Berlingo moved for a favorable recommendation to the Penn Township Board of Commissioners for SL21-09 577, Porter and Warehime Property. Motion carried 4-0.

SL21-12- ABOVE & BEYOND CHRISTIAN CHILD CARE CENTER, GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A land development plan submitted in order to demolish two existing structures and construct a new 3,000 sq. ft. building to expand the existing childcare facility. The property is located at 701 Black Rock Road in the R-15 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.**

The meeting was adjourned at 8:13 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary

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

PENN TOWNSHIP PLANNING COMMISSION
JULY 7, 2022

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, July 7, 2022. Also present were planning members Ron Arnold, 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.

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 June 2, 2022 Planning Commission minutes as submitted.

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

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.

Mr. Brian Linka represented this request. Mr. Linka would like to open a tattoo parlor in a location that was formally a hair salon. There will be four artists on staff. There is more than sufficient amount of parking. No structural changes will be made to the building.

Planners Smith/Bull moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-13- Brian Linka and Shannon Siegel, requesting a special exception to Section 407.3 (Replacement) in order to convert an existing hair salon into a tattoo shop as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 7-0 vote.

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.

Mr. Les Hagerty, Structure Perfect Custom Construction, represented this request. Mr. Hagerty stated that at the time of construction the existing deck met the required set-backs, however with the Zoning Ordinance of 2004, the deck now encroaches five feet into the rear set-back. The Klunk's are requesting to replace the deck with a sunroom, encroaching five feet into the rear set-back. Mr. Hagerty reported

that a neighbor of the Klunk's had a similar variance request in the past. Zoning Officer Smith confirmed that the neighbor received a variance in 2015.

Planners Smith/Bull moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-14-Patrick and Suzanne Klunk requesting a special exception to Section 407.2 (Expansion and Alteration) in order to construct a sunroom as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 5-2 vote, with Planners Berlingo and Heiland casting the dissenting votes.

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.

Mr. Christopher Rickards represented this request. Mr. Rickards lives in the end residence of a four-unit dwelling. He is requesting to add a fourteen by eight foot, four-foot-deep above ground pool to the side of his residence. His yard is surrounded by a five-foot fence, and the pool would be taken down at the end of the summer. Mr. Richards stated the HOA gave a soft approval of the request, and there are no other pools within the development.

Planners Bull/Lumadue moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-15-Rickards, Christopher and Samantha requesting a variance to Section 300.8 (Swimming Pools/Garden Pools) in order to add a above ground swimming pool in the side yard as it meets the requirements of a variance as set forth in Section 502.2 a) thru f). Motion carried on a 4-3 vote, with Planners Berlingo, Heiland and Smith casting the dissenting votes.

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.

Mr. John Ruff, property owner represented this request. Mr. Ruff stated the water's edge of the pool will be fifteen feet from the rear property line, encroaching fifteen feet into the rear set-back. The pool will also be fifteen feet from the back of the home. Mr. Ruff stated that there are empty fields behind his home, and to his knowledge no planned development at this time. There are three to four similar pools with in the near vicinity. There is a small tool shed on the property that will remain.

Planners Lumadue/Berlingo moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-16-Ruff, John & Monica requesting a variance to Section 300.8 (Swimming Pools/Garden Pools) in order to construct an

inground swimming pool as it meets the requirements of a variance as set forth in Section 502.2 a) thru f). Motion carried on a 7-0 vote.

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.

There was no one in attendance to represent this request. Township Engineer Bortner stated that Hanover Land Services, Inc., submitted this request on June 9, 2022. Zoning Officer Smith reported this plan was presented before the Commission, and Zoning. Zoning approved the plan with the condition of ten additional parking spaces. Planner Heiland asked Engineer Bortner if he had a chance to review the plan, and he responded that he has, and has a list of concerns.

Planners Baker/Bull moved for an unfavorable recommendation to the Penn Township Board of Commissioners for a waiver request to Section 402 (preliminary Plan Requirements) of the Penn Township Subdivision and Land Development Ordinance in regards to Liberty Construction. Motion carried 7-0.

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.**

SL22-08-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. **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.

Mr. Paul Fish, Rettew, represented this plan. Engineer Bortner stated that York County Planning Comments and Penn Township Staff comments had been received, a revised plan had been submitted. We are waiting for E&S approval from York County Conservation District and the O&M agreement for Stormwater Management. Mr. Fish stated they have addressed all comments except for the administrative. Mr. Fish stated that a traffic study had been completed, and concerns have been met.

Planners Bull/Smith moved for a favorable recommendation to the Penn Township Board of Commissioners for SL22-09-York Road Investments, LLC. Motion carried on a 7-0 vote.

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: Attorney John Crabbs, 202 Broadway, Hanover, was in attendance along with his clients, Jodi and Joe Shipley, EB and Ace LLC, owners of the property of Dutch Country Restaurant. Attorney Crabbs reported that the plans submitted by Cody Bentzel, it appears that he intends to combine two lots identified by tax identification number. Attorney Crabbs stated that it appears that he is asking to actually combine three lots, two of which are his, and a portion of the parking lot belonging to his clients. Attorney Crabbs stated on this basis they object to the plan that has been submitted by Mr. Bentzel. Attorney Crabbs reported that he has information available including tax map parcels to prove his clients own the property. Planner Heiland stated that Mr. Bentzel is not in attendance, and no action will be taken on the plan this evening. He also confirmed with Attorney Crabbs that his client recently had their land surveyed. Zoning Officer Smith stated that a plan extension request was received from Mr. Bentzel today at the close of business. Attorney Crabbs stated that the parking lot of Dutch Country has been in exclusive possession of his clients for more than twenty-one years.

The meeting was adjourned at 7:58 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary

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 5th 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

PENN TOWNSHIP PLANNING COMMISSION
SEPTEMBER 1, 2022

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, September 1, 2022. Also present were planning members Ron Arnold, Pamela Berlingo, Ronnie Bull, Justin Heiland, and Zach Smith along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney. Planner James Lumadue 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 August 4, 2022 Planning Commission minutes as submitted.

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

ZHB22-19- Samiah Slusser, 33 East Granger Street, Hanover, PA 17331. The applicant is requesting a variance to Section 300.3 (Fences and Walls) in order to put up a fence that exceeds the maximum height of three (3) feet in a front yard area. The property is located at 33 East Granger Street, Hanover, PA 17331 in the R-8 zone.

Ms. Samiah Slusser, property owner represented this request. Ms. Slusser stated that she lives on a corner lot, she is requesting to erect a fence higher than the three-foot height limit in the front yard. She stated that she needs a higher fence for the safety and wellbeing of her dog which is a husky, and to keep her in the yard and others from freely approaching her dog. The intended fence is a staked fence, with four-inch-wide rails, this will not be cemented at the base.

Planners Bull/Arnold moved for a favorable recommendation to the Penn Township Zoning Hearing Board with the requirement of a five-foot maximum in case ZHB22-19-Samiah Slusser, requesting a variance to Section 300.3 (Fences and Walls) in order to put up a 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 4-2 vote, with Planners Berlingo and Heiland casting the dissenting votes.

ZHB22-20- Jason and Kimberly Smith, 2100 Grandview Road, Hanover, PA 17331. The applicant is requesting a variance to Section 300.2 (Accessory Structure Nonattached) in order to construct a garage in a front and side yard area. The property is located at 2100 Grandview Road, Hanover, PA 17331 in the R-15 zone.

Ms. Smith, property owner represented this request. She is requesting to build an oversized garage next to a current detached garage in the front and side yard area. The intended use is as a garage and space for a gym and practice area for her daughter

who plays softball. This is a corner lot and the rear of the property is irregular and narrow and does not allow for the size of the building due to meeting the thirty-foot from the rear property line requirement.

Planners Smith/Arnold moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-20- Jason and Kimberly Smith, requesting a variance to Section 300.2 (Accessory Structure Nonattached) in order to construct a garage in a front and side yard area as it does not meet the requirements for a variance as set forth in Section 502.2 a) thru f). Motion carried on a 5-1 vote, with Planner Baker 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.**

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.

Mr. Kevin Barnes, Group Hanover, Inc., and Mr. Steve Cratin, Arcland, represented this plan. Mr. Barnes reported the bond should be delivered to the Township tomorrow, the NPDES permit has been received and York County Planning Commission and Penn Township Staff Comments have been addressed. Mr. Barnes requested approval for the Land Development Plan. Planner Heiland asked if they plan to address the traffic pattern in the parking lot. Mr. Cratin stated that their facility is totally fenced in, with few parking spaces. He added that the business will not impact traffic in the parking lot, as there should be no more than twenty-five to thirty-five cars daily.

Planners Smith/Arnold moved for a favorable recommendation to the Penn Township Board of Commissioners for SL22-02-Arcland Self Storage. Motion carried on a 6-0 vote.

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.

Mr. Kris Raubenstine, Hanover Land Services, Inc., represented this plan. Mr. Raubenstine reported all York County Planning Commission and Penn Township staff comments have been addressed. Engineer Bortner reported that the bond amount is on the agenda for the Public Works Committee meeting.

Planners Smith/Bull moved for a favorable recommendation to the Penn Township Board of Commissioners for SL22-03-Panther Cat, LLC. Motion carried on a 6-0 vote.

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

PENN TOWNSHIP PLANNING COMMISSION
OCTOBER 6, 2022

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, October 6, 2022. Also present were planning members Ron Arnold, Pamela Berlingo, Justin Heiland, James Lumadue and Zach Smith along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney. Planner Ronnie Bull 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 September 1, 2022 Planning Commission minutes as submitted.

Zoning Officer Smith announced to the applicants in attendance, that due to the even number of Planners this evening, that if the vote should split evenly, it will be moved as an unfavorable recommendation.

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

There were none.

Review and make recommendations on waiver and exoneration requests:

Group Hanover, Inc., on behalf of Beechwood Ventures LLC, is requesting a waiver to Section 605 (Landscaping and Bufferyards) of the Penn Township Subdivision and Land Development Ordinance in regards to the required number of trees and shrubs. The property is located at 22 S. Center Street.

Engineer Bortner reported that Burkentine installed a row of evergreen trees instead of the what was on the approved plan. Mr. Josh Fry, Burkentine, represented this request. He stated that they installed a row of evergreen trees approximately three years ago, and requesting the waiver to accept what has been installed. Planner Heiland asked why would they move forward planting what was not on the approved plan. Mr. Fry could not provide an answer, as he was not with the company at that time. Engineer Bortner stated that the ordinance requires varied vegetation to avoid all being lost to disease. Planner Lumadue suggested to remove some of the evergreens and fill in with what is required. Planner Heiland stated that he prefers what was approved on the plan. Engineer Bortner stated that what was approved was designed by a landscape architect. He added that they had previously also requested a waiver for a modification to the rain garden.

Planners Lumadue/Arnold moved for an unfavorable recommendation to the Penn Township Board of Commissioners for a waiver request to section 605

(Landscaping and Bufferyards) of the Penn Township Subdivision and Land Development Ordinance in regards to Beachwood Ventures, LLC. Motion carried 6-0.

Group Hanover, Inc., on behalf of Pero Farms Hanover Facility LLC, is requesting their Land Development Plan to be approved as a Preliminary Land Development Plan instead of a Final Land Development Plan. The property is located at 26 Industrial Road.

Mr. Gerald Funke, Group Hanover, Inc., represented this request. They are requesting for the land development plan be approved as a preliminary land development plan instead of a final land development plan. The original was submitted in December of 2020. With the onset of COVID, the company was struggling to keep up with production, shortage of labor and supplies. They are now looking to the future and begin the process of expansion. The reason for the request is to allow the owners to start the project, except for the building. Final approval would be needed prior to obtaining a building permit, with all work completed prior to the construction, less money would be needed for the bond.

Planners Smith/Lumadue moved for a favorable recommendation to the Penn Township Board of Commissioners for approval as a Preliminary Land Development Plan instead of a Final Land Development Plan. Motion carried 6-0

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.**

SL21-05-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.**

SL22-03-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.

Mr. Bob Sandmeyer and Scott DeBell, Site Design Concepts represented this plan. Mr. Sandmeyer stated that Conewago gave conditional approval of the plan earlier this evening, pending some administrative requirements. He is requesting conditional approval of the preliminary plan. He reported that the majority of the comments have been addressed. He said that they have made modifications to the bufferyard that does not meet the ordinance requirements, due to the narrow area of the easements. They are planning to plant the vegetation as close as possible without hurting the plants. This will put them ten trees short of the required number. He also reported that the ordinance requires a split rail fence on the berm. They have modified this and plan to install a six-foot solid fence along with the vegetation. Engineer Bortner said the modification should be addressed with a waiver request, and would need to go before Public Works and

Planning next month. Planner Heiland asked about the traffic study and the peak hours. Mr. DeBell stated that the impact is minimal, 39 vehicles am and 40 vehicles pm, mostly employees. Planner Heiland asked about a traffic light at intersection of Blettner and Frederick. Engineer Bortner stated that the study states to monitor, and does not warrant for a traffic light at this time.

Planner Arnold moved for an unfavorable recommendation to the Penn Township Board of Commissioners SL22-12-Holland Construction – 100 Blettner Avenue. The motion was not seconded, motion failed.

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.**

Public Comments: There were none.

The meeting was adjourned at 7:46 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
NOVEMBER 3, 2022

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, November 3, 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 October 6, 2022, Planning Commission minutes as submitted.

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

ZHB22-21- Target Corporation c/o Amee S. Farrell Esq. (Kaplin Stewart), P.O. Box 3037, Blue Bell, PA 19422. The applicant is requesting a variance to Section 300.10 (f) (Temporary Uses- Temporary Storage of Retail Goods) to allow storage containers on site for longer than the 90-day time limit. The property is located at 31 Wilson Avenue, Hanover, PA 17331 in the SC zone.

Attorney Robert Tucker, Kaplin Stewart, and Engineer Jennifer Oltman, Kimley-Horn represented this request. Attorney Tucker reported the Ordinance allows for ninety days, they are requesting a variance for the pods starting September 1, 2022, through January 15, 2023, extending an additional forty-five days. Attorney Tucker reported the relief is necessary due to the impact of Covid, customer impact, and supply chain inconsistencies. This will assist Target with seasonal merchandise return and storage of seasonal displays. The pods will be eight-foot by forty-foot containers, placed behind Target, therefore, this will not affect traffic or impact parking. Attorney Tucker stated that if granted, they would be looking for relief for future years, as this is a seasonal need. There is no need for additional building space. Currently there are six containers at the location now and there are nine containers on the plan.

Planners Bull/Lumadue moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB22-21- Target Corporation c/o Amee S. Farrell Esq. (Kaplin Stewart), requesting a variance to Section 300.10 (f) (Temporary Uses- Temporary Storage of Retail Goods) to allow storage containers on site for longer than the 90-day time limit as it meets the requirements of a variance as set forth in Section 502.2 a) thru f). Motion failed on a 3-3 vote, with Planners Berlingo, Heiland and Smith casting the dissenting votes.

Review and make recommendations on waiver and exoneration requests:

Site Design Concepts, on behalf of Blettner Avenue, LLC., is requesting a waiver to Section 605 of the Penn Township Subdivision and Land Development Ordinance, which requires landscaping buffer yards when Industrial use is adjacent to residential zones or residential uses. The property is located at 100 North Blettner Avenue.

Mr. Scott DeBell, Site Design Concepts, on behalf of Blettner Avenue LLC., represented this request. Engineer Bortner stated that there are bordering apartments that were built at a twenty-five-foot set back and proposed is a twenty-foot buffer-yard along with a fence. This would be fifty feet from the back of the houses to the access drive. Planner Heiland stated that eventually there would be foliage along with the proposed solid fence, this would help buffer the noise. Planner Berlingo asked if the trees and shrubs are up to code. Engineer Bortner replied that there are several less than required, however, they are proposing a solid vinyl six-foot fence in lieu of a berm or open fence. Engineer Bortner stated that there is a good variety of species of trees on the plan. He reported that the plan is showing some existing trees and suggested saving those trees that are already in place.

Planners Smith/Bull moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver request to Section 605 of the Penn Township Subdivision and Land Development Ordinance, which requires landscaping buffer yards when Industrial use is adjacent to residential zones or residential uses. Motion carried 6-0.

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.**

SL22-03-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, 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.

Mr. Scott DeBell, Site Design Concepts represented this plan. Engineer Bortner stated that the plan before the commission is a Preliminary Plan. Planner Heiland stated there are two entrances to the building, one for employees, and one for trucks. He asked if they be marked accordingly. Mr. DeBell answered that they will. Mr. DeBell reported that Conewago Township has already recommend approval for the preliminary/final plan, and they are just waiting for the permits. Engineer Bortner stated that the only outstanding comments that he has are the Erosion & Sediment Plan, post construction approval from Adams County Conservation District, and is waiting for the traffic impact assessment. Mr. DeBell stated that the traffic impact assessment is currently being updated.

Planners Smith/Bull moved for a favorable recommendation for preliminary plan approval to the Penn Township Board of Commissioners SL22-12-Holland Construction – 100 Blettner Avenue. Motion carried 6-0.

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.**

Public Comments: Mr. Leonard Rice, 125 Hirtland Avenue, had several questions not pertaining to Planning. Planner Heiland suggested that he attend the next Public Works Committee Meeting or the Board of Commissioners Meeting.

Zoning Officer Smith reported that he will be sending out the draft of the revised Zoning Ordinance. He asked the Commission members to review and to submit any questions or concerns. He stated that once this process has been completed, a public hearing will be scheduled prior to being adopted.

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
DECEMBER 1, 2022

Vice-Chairman James Lumadue called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, December 1, 2022. Also present were planning members Ron Arnold, Pamela Berlingo, Ronnie Bull, Justin Heiland, and James Lumadue along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney. Planners David Baker and Zach Smith 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 November 3, 2022, 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.**

SL22-03-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, 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.**

SL22-14- HIGH POINTE AT ROJEN FARMS, PENN SOUTH S4, Sharrah Design Group, Inc., 20 Chambersburg Street, Gettysburg, PA 17325. A Final subdivision plan was submitted in order to create twenty-six (26) new residential lots. The property is located between Beck Mill Road and Grandview Road in the R-C zone.

Mr. Robert Sharrah, Sharrah Design Group, Inc, represented this plan. Mr. Sharrah reported that this is the last phase of High Pointe located mostly in Penn Township and

partially in West Manheim Township. West Manheim Township has approved the plan. Engineer Bortner reported that Township comments were sent to Mr. Sharrah today. Zoning Officer Smith reported that comments from York County Conservation District have not been received to date.

Public Comments: Mr. Leonard Rice, 125 Hirtland Avenue, and Mr. Tim McKercher, 375 Park Heights Blvd, had several questions not pertaining to Planning. Planner Heiland suggested that they attend the next Public Works Committee Meeting.

Zoning Officer Smith requested the Commission members to read and provide comments on the draft of the revised Zoning Ordinance. Planner Heiland requested that an item be placed on future agendas for discussion until ready for adoption.

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

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary