

**PENN TOWNSHIP PLANNING COMMISSION
FEBRUARY 1, 2024**

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, February 1, 2024. Also, present were planning members Ronald Arnold, Matthew Baile, Michael Brown, Ronnie Bull, Michael Hoover and Jeremy Shry, 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 January 4, 2024, Planning Commission minutes as submitted.

Zoning Officer Smith announced that members of the Planning Commission were given copies of the draft Zoning Ordinance with the changes made to date.

The planners received the following zoning appeal and made the following recommendations: There were none.

Review and make recommendations on waiver and exoneration requests:

Hanover Land Services, Inc. on behalf of Jason L. & Diana E. Shoe, are requesting a waiver to Section 509(a) Lots and Lot Sizes of the Penn Township Subdivision and Land Development in regard to their land development plan. The property is located at 1750 Youngs Road.

Kris Raubenstine from Hanover Land Services, Inc. presented the request. He indicated that the property is situated on the western side of Youngs Road, northwest of the intersection of Youngs Road and Moulstown Road. The proposed plan involves a two-lot subdivision, with an existing residence and outbuilding already situated on the property. The objective is to maintain both parcels under the clean and green status, ensuring each lot remains at least 10 acres to comply with the status requirements. The configuration of the lot lines will be adjusted to ensure compliance with the required setbacks. The property owner intends to construct a new residence and repurpose the existing home for visiting family members. Planner Hoover voiced concern regarding potential future development of the property. Mr. Raubenstine reassured the Commission that development beyond the current plan is not the intention. Any such future plans would necessitate approval from the Planning Commission.

Planners Hoover and Bull motioned for a favorable recommendation to the Penn Township Board of Commissioners regarding a waiver to Section 509(a) Lots and Lot Sizes of the Penn Township Subdivision and Land Development Ordinance, concerning Jason L. & Diana E. Shoe. This recommendation comes with the condition that the property's enrollment in the

clean and green program is verified, and the deeds explicitly specify that the lots will maintain a minimum of ten acres each. Motion carried on a 7-0 vote.

DC Gohn Associates, Inc. on behalf of Yazoo Mills, are requesting a waiver to Section 405, Plan Scale, in regards to their Preliminary Land Development Plan. The property is located at 37 Industrial Drive.

Township Engineer Bortner noted that there is no representative present to address the waiver request. Some members expressed a preference for representation, but Planner Hoover indicated that the request is administrative in nature and raised no concerns. Engineer Bortner elaborated that the ordinance mandates plans to be submitted in either a 50 or 100 scale to fit on a 24x26 piece of paper, while the request is to submit at a 60 scale. Engineer Bortner expressed no objections to the request.

Planners Arnold/Brown moved for a favorable recommendation to the Penn Township Board of Commissioners regarding a waiver to Section 405, Plan Scale of the Penn Township Subdivision and Land development Ordinance, concerning Yazoo Mills. Motion carried on a 7-0 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.**

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.**

SL22-10- 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.**

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

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

SL23-06- 50 BAUGHER DRIVE- RITA MARTIN, SLS & Geomatics, 108 Longstreet Drive, Gettysburg, PA 17325. A Final Subdivision Plan, Lot Consolidation, was submitted in order to consolidate two lots. The property is located at 50 Baugher Drive in the R-15 zone.

Mr. Zlatko Steven Petrovic, from SLS & Geomatics presented this plan. The property owner is requesting to combine two land locked parcels into one for tax purposes. Engineer Bortner has no issues with the request.

Planners Hoover/Bull made a favorable recommendation to the Penn Township Board of Commissioners on SL23-06 – 50 Baugher Drive-Rita Martin. Motion carried on a 7-0 vote.

SL23-07- WAWA FOOD MARKET AND FUELING STATION, Dynamic Engineering Consultants, PC/Dynamic Survey LLC, 1904 Main Street, Lake Como, NJ 07719. A Resubdivision/Final Land Development Plan was submitted in order to construct a Wawa Food Market & Fueling Station. The property is located at 1007 Baltimore Street in the S/C zone.

Engineer Bortner emphasized that the plan being presented is the final version, and they are seeking approval as they submitted their bond before the meeting. Planner Brown sought clarification about the fence along Baltimore Street. Engineer Bortner responded that the matter has been resolved. Zoning Officer Smith further explained that the structure in question did not meet the definition of a fence; rather, it serves as a necessary safety barrier.

Zoning Officer Smith informed the board that the zoning permits have been submitted and approved. Contractor information has been received, but further progress is pending the receipt of the recording slip. Additionally, Mr. Joseph Mizrahi, Paramount Realty, mentioned that the current sheds on the lot are currently in the process of being relocated.

Planners Brown/Hoover made a favorable recommendation to the Penn Township Board of Commissioners on SL23-07 WAWA Food Market and Fueling Station. Motion carried on a 7-0 vote.

SL23-08- 1750 YOUNGS ROAD – JASON L & DIANA E. SHOE, Hanover Land Services, Inc., PO Box 471, Hanover, PA 17331. A Preliminary-Final Subdivision Plan was submitted in order to subdivide an existing lot into two lots. The property is located at 1750 Youngs Road in the R-40 zone.

Mr. Kris Raubenstine, Hanover Land Services, Inc, represented this plan. The members had no additional questions regarding this plan.

Planners Hoover/Bull made a favorable recommendation to the Penn Township Board of Commissioners on SL23-08 1750 Youngs Road – Jason L. & Diana E. Shoe. Motion carried on a 7-0 vote.

SL24-01- 40/60 BOWMAN ROAD, Shaw Surveying, P.O Box 114, 30 W. Main Street, New Freedom, PA 17349. A Final Subdivision Plan, Lot Consolidation, was submitted in order to consolidate two lots. The property is located at 60 & 40 Bowman Road in the R-8 zone. **There was no action taken on this plan.**

SL24-02- 37 INDUSTRIAL DRIVE- YAZOO MILLS, DC Gohn Associates, 32 Mount Joy Street, Mount Joy, PA 17552. A Preliminary Land Development Plan was submitted in order to construct a proposed industrial building. The property is located at 37 Industrial Drive in the Industrial zone. **There was no action taken on this plan.**

Draft Zoning Ordinance – Zoning Officer Smith explained for the new planning members, that the previous members had been addressing conflicts that were identified. An email dated September 7 was circulated to members containing a list of items requiring clarification, and the current draft has been updated to address some of those issues. Members inquired whether the list could be sent to the new members to continue discussions at the next meeting.

Planner Hoover suggested that the new members engage in a discussion with the Board of Commissioners regarding the possibility of hiring a professional to review the draft zoning ordinance, with subsequent review by the solicitor.

Public Comments: There were none.

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Donna M. Sweeney
Recording Secretary