

**PENN TOWNSHIP PLANNING COMMISSION AGENDA**

**September 5, 2024 @ 7:00 pm**

1. Call to order-Roll Call
2. Pledge of Allegiance to the Flag followed by a period of silent meditation
3. Review and approve/disapprove August 1, 2024 minutes
4. Review and make a recommendation to the Zoning Hearing Board on the following zoning appeals:

**ZHB24-20- Russell, Bernadette M.**, 10 Walloby Lane, Hanover, PA 17331. The applicant is requesting a variance to Section 300.3 (Fences and Walls) in order to have a fence that exceeds the maximum height of three (3) feet in a front yard area. The property is located at 10 Walloby Lane, Hanover, PA 17331 in the R-40 zone.

5. Review and make recommendations on modification/waiver and exoneration requests, and 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.

**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.

**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.

**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.

**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.

**SL24-03- HOLLAND CONSTRUCTION -100 BLETTNER AVE**, Site Design Concepts, Inc., 127 W. Market Street, Suite 100, York, PA 17401. A 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.

**SL24-05- LCBC HANOVER – 1504 BROADWAY**, RGS Associates, Inc., 53 W. James Street, Ste 101, Lancaster, PA 17603. A Final Land Development Plan was submitted in order to construct an addition to an existing house of worship. The property is located at 1504 Broadway.

**SL24-07- SHERIDAN PRESS – 450 FAME AVE & 15 INDUSTRIAL DR**, DC Gohn Associates, 32 Mount Joy Street, Mount Joy, PA 17552. A Preliminary Land Development and Subdivision Plan was submitted in order to subdivide the property at 15 Industrial Drive and add on to the property at 450 Fame Avenue in order to construct a proposed warehouse building expansion. The property is located at 450 Fame Avenue & 15 Industrial Drive in the I Zone.

**SL24-08- CARROLL COUNTY CHRISTIAN CENTER INC- 889 BALTIMORE ST**, Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Preliminary-Final Add-On Subdivision Plan was submitted in order to add onto an existing lot. The property is located at 889 Baltimore Street in the S/C Zone.

**SL24-09- KEEL, LP – SPRING GARDEN ST**, Hanover Land Services, 555 Centennial Avenue, Suite 125, Hanover, PA 17331. A Final Land Development Plan was submitted in order to construct and addition on an existing industrial building. The property is located on Spring Garden Street in the Industrial Zone.

**SL24-10- 1085 FAIRVIEW DRIVE – JOHN M. & LISA A. DIEHL**, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A Final Add-On / Lot Annexation Plan was submitted in order to subdivide a portion of a vacant lot and consolidate with an existing lot. The property is located at 1085 Fairview Drive in the R-22 Zone.

6. Draft Zoning Ordinance - Review and make recommendations for the proposed Zoning map.
7. Public comments
8. Adjournment