PENN TOWNSHIP PLANNING COMMISSION

FEBRUARY 2, 2023

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, February 2, 2023. Also present were planning members Ron Arnold, David Baker, and Ronnie Bull along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney. Planner Pamela Berlingo was absent with notice. Planner Justin Heiland was absent.

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 5, 2023, Planning Commission minutes as submitted.

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

There were none.

**Review and make recommendations on waiver and exoneration requests:**

There were none.

**The planners reviewed and made recommendations on the following pending subdivision/land development plans:**

**SL17-10-MUSTANG POINTE, J. A. Myers**, 160 Ram Drive, Hanover, PA 17331.  A preliminary subdivision plan to create 190 new residential building lots.  The property is located between Breezewood Drive and Bowman Road in the R-8 zone.

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

**SL21-05-ELSNER ENGINEERING WORKS**, Elsner Engineering Works, 475 Fame Avenue, Hanover, PA 17331. A final subdivision plan was submitted in order to construct an Industrial Building for the expansion of Elsner Engineering. The property is located West of the intersection Barnhart Drive and Industrial Drive, Hanover, PA in the I-Industrial zone. **There was no action taken on this plan.**

**SL22-01 – WATER STREET FOUR, LLC,** Hanover Land Services, Inc, 585 McAllister St, Hanover, PA 17331, A Preliminary/Final Land Development plan submitted in order to create one-hundred twenty-two (122) new residential units. The property is located on Moulstown Road in the R-8 Urban Residential zone. **There was no action taken on this plan.**

**SL22-03-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. They have addressed both Penn Township staff comments and York County Planning Commission comments. Zoning Officer Smith asked if the two Winifred Drive’s will be conjoined. Mr. Sharrah reported they will be connected on the West Manheim side sometime in the spring or summer. Engineer Bortner reported there is an outstanding comment, which has not been addressed, of the existing pump station on Cardinal Drive that the Township would like to have removed. Once removed gravity sewer will be connected with this development. Some easements will be needed from the property owners. Engineer Bortner reported the bond has been submitted. Mr. Henry Buschinski, 30 Graden Lane, had questions regarding the impact of the plan to his property. Mr. Robert Sharrah will meet with him to address his concerns.

Planners Bull/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on SL22-14 High Pointe at ROJEN Farms, Penn South S4. Motion carried 4-0.

**SL22-15- WAWA FOOD MARKET & FUELING STATION,** Dynamic Engineering Consultants, PC/Dynamic Survey LLC, 1007 Baltimore Street, Hanover, PA 17331.  A Preliminary Subdivision/Land Development Plan was submitted proposing the construction of a Wawa Food Market & Fueling Station.  The property is located at 1007 Baltimore Street in the S/C zone. **There was no action taken on this plan.**

**Draft Zoning Ordinance:** Zoning Officer Smith asked the commission if they had any comments or concerns with the draft zoning ordinance. The commission had none. Ms. Sharon Boyer, York County Planning Commission requested to have the draft copy by February 21, for review at the York County Planning Commission meeting on March 21, 2023.

**Public Comments:** Zoning Officer Smith reported James Lumadue submitted his resignation from the Penn Township Planning Commission.

The meeting was adjourned at 7:16 p.m.

Respectfully submitted,

Donna M. Sweeney,

Recording Secretary