

**PENN TOWNSHIP PLANNING COMMISSION
SEPTEMBER 5, 2024**

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, September 5, 2024. Also present were planning members Matthew Baile, Michael Brown, and Ronnie Bull, along with Zoning Officer Beth LeFevre, 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 August 1, 2024, Planning Commission minutes as submitted.

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

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.

Ms. Bernadette Russell, the property owner, submitted a request for a variance regarding a fence installed on her corner lot, which has two front yards. The fence, a 4.5-foot-tall black aluminum open-style design, was installed by Lowe's in June. Ms. Russell was not informed at the time of installation that a permit was required. The fence is positioned 72 feet from the primary front yard and 40 feet from the secondary front yard, with vacant fields located at the rear of the property.

Planners Bull/Brown moved for a favorable recommendation 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 as it meets the requirements of a variance as set forth in Section 502.3 a) thru f). Motion carried on a 4-0 vote.

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.

David Lipinski, representing Jamestown Housing Associates and developer J.A. Myers, addressed the Planning Commission to provide an update on the 2017 development plan. He

clarified that no action was requested at the meeting, as the plan was recently resubmitted after obtaining several waivers from the Board of Commissioners. The plan required revisions to comply with new state and federal regulations, including updated erosion and sediment control measures. The development will feature 180 single-family residential lots, including several non-building lots designated for HOA use. There are also two small sliver lots near Bowman Road that they intend to merge with an adjacent property, or, if declined by the property owner, to incorporate into the HOA. Mr. Lipinski noted that further approvals, including E&S, NPDES permits, and DEP general permits, are still needed and shared plans for review. He emphasized that this presentation was informational and aimed to provide an overview of the project's status.

Mr. Lipinski requested to use slant curbing instead of vertical curbing for the streets in the new development. He explained that slant curbing is already used in nearby developments and offers advantages for construction. Slant curbing allows flexibility in driveway placement, which is necessary since driveway locations are determined by the house style chosen by future homeowners. Vertical curbing, by contrast, requires pre-determined driveway locations, which can result in the need for curb modifications if the driveway placement changes. To address concerns about durability, he proposed using a modified slant curb design, which reduces chipping by eliminating the sharp angles typical of standard slant curbs. He also noted that all inlets would be type C inlets to ensure effective stormwater management, even if blockages occur. He clarified that the use of slant curbing does not require a waiver since it is permitted by the subdivision land development ordinance, although material specifications typically call for vertical curbing. The commission was asked to consider supporting the use of slant curbing in the development, the Planning Commission had no objection to the slanted curbing.

Mr. Lipinski stated that a requirement under Section 605 for a landscape plan to be signed and sealed by a licensed landscape architect in Pennsylvania. The challenge presented was that their current landscape architect had retired, leaving them without a professional to seal the plans. He inquired whether it would be permissible to submit the landscape plan without the seal or if they must subcontract a new landscape architect to meet this requirement.

Township Engineer Bortner responded, noting that while there were instances in the past where plans without a landscape architect's seal were accepted, current practice requires all landscape plans to be sealed. To comply with the ordinance, the presenter acknowledged the need to subcontract a landscape architect to review and seal the plans, while their team would continue with the initial design based on the ordinance's specifications. The Planning Commission agreed to require the landscape architect's signature and seal.

Engineer Bortner indicated that the primary concern regarding the right-of-way pertains to Bowman Road, as it is the main area where the development meets the existing street. He also mentioned that Breezewood Drive and Hall Drive need to be checked for adequate right-of-way, particularly if there is a need to extend from 33 feet to 50 feet. Engineer Bortner also noted that J.A. Meyers Building and Development Inc. is listed as the owner on the title sheet. He suggested adding another signature block if ownership differs between entities, such as Mustang Point LLC or Moorlach Hills LLC, to ensure proper authorization.

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 to 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.**

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

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

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

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

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

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

Draft Zoning Ordinance – There was no discussion.

Public Comments: Mr. Leonard Rice, residing at 125 Hirtland Avenue reported the Campbells, Snyder’s solar field on York Street, where approximately 150 sheep have been brought in to graze and manage the grass. Some residents enjoy having the sheep, but others have raised concerns about the smell, particularly in the summer, and potential drainage issues, as a ditch runs between the solar field and nearby properties, potentially leading to water problems during heavy rains.

The Planning Commission noted that, in 2013, a formal request for a variance to allow sheep on the property was denied by the zoning board. However, it appears that Campbell's, which owns the land, has recently given permission for the sheep to be there, leading to a violation of zoning regulations. The next steps involve notifying Campbell's of this violation.

Planning member Mike Brown announced the recent passing of Planner Mike Hoover, highlighting his valuable contributions to the Planning Commission and expressing that he will be greatly missed. He also noted that there are several vacancies on the Commission, and the Board of Commissioners is currently considering strong candidates to fill these positions.

The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary