

**PENN TOWNSHIP
PLANNING COMMISSION
MINUTES**

DATE & TIME: April 4, 2016 7:00 PM

ATTENDANCE: Members: Joseph Lyons
Linda Brown
Rich Whitehouse
Stephen Engle

Others: Betsy Logan, Penn Township
Amy Minnich, Penn Township

Joseph Lyons called the meeting to order and led the Pledge of Allegiance at 7:00 p.m.

Public Comment/Guest Recognition – none

Approval of Minutes – March 7, 2016

On motion by Brown and seconded by Engle, the minutes of March 7, 2016 meeting were approved conditional upon the revisions that were noted. Motion passed unanimously.

Action Items

Conditional Use Application for Holly Tree Farms (Twp. File #15-008) – request for 3 additional buildings including a single 12-unit apartment building and 2 accessory garages/storage buildings; located at 1461 Holly Tree Road, zoned T-5R – Applicant has requested to postpone item until the May meeting.

Briefing Item

Lot Add-On Plan for John R. & Beverly Nolt & John & Vera Nolt – Elm Site (Twp. File #16-005) – adding 0.268 gross acres onto their existing lot at 763 Doe Run Road, Lititz, zoned T-2 – Applicant is proposing to add a pole barn to the back of their property located at 763 Doe Run Road. Therefore, to meet setback requirements a lot add on plan is proposed. They will be adding 0.12 acres to the rear of the property and 0.14 acres to the side of the property. There is no action needed from the Planning Commission.

Waiver of Land Development for Kreider Farm Proposed Shop Expansion (Twp. File #16-006) – building addition and parking at existing lot 453 S. Penryn Road, Manheim, zoned T-2 – Applicant is proposing an office addition to the building and adding a parking lot that will allow for a total of 108 parking spaces that will be a mix of office, maintenance shop and truck spaces. Questions were raised as to what is the resulting increase in the number of employees at the site, how big is the office addition, and how many more people will be visiting this site daily. Additional discussion was held about the potential traffic impact to S. Penryn Road and potential need for further evaluation or a traffic study.

The Planning Commission had discussions about business expansions as it applies to the waiver of Land Development plan processing.

Other Items For Discussion

Zoning Hearing Board Meeting – Planning Commission was informed of the April Zoning Hearing Board Agenda, which has a case at 2780 Newport Road proposing to construct a new bank barn that is 25' high. Applicant is requesting a variance of the 20' high restriction, due to the lay of the land. The Planning Commission has no comment on this matter.

Alternate Planning Commission Member – Staff asked if the Planning Commission is in favor of adding an Alternate Commission Member position for times when Commission Members are out of town, family emergencies or other things come up that don't allow the members to attend meetings. This position would allow the Planning Commission to have a quorum for meetings and not have to cancel the meeting. The Planning Commission was in favor of having an Alternate Commission Member position.

Regional Meeting – Lancaster County Planning Commission is having its Places2040 Comprehensive Plan Meetings at four different locations, dates and times. Staff reminded Planning Commission Members they are welcome to attend any one of the four meetings.

Verizon Wireless Tower – Staff updated the Commission on the Verizon Wireless Tower project that has run into some issues with the location being in the wetland area. Therefore, they are reevaluating that site and positioning of the tower and/or looking for a new site.

Adjournment

Brown made a motion to adjourn the meeting at approximately 8:00 p.m. Whitehouse seconded the motion and it passed unanimously.

Respectfully Submitted,
Amy Minnich