

**PENN TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

DATE & TIME: April 2, 2018 7:00 PM

**ATTENDANCE:**

Members: Joseph Lyons, Chairman  
Linda Brown, Vice Chairman  
Stephen Engle, Secretary  
Mark Compton, Member  
Leroy Stoltzfus, Member

Staff: Sharyn Young, Penn Township  
Barbara Grable, Penn Township

Others: Gabe Clark, Catalyst  
Aaron Repucci, Catalyst  
Todd Kurl, RGS Associates  
Alex Piehl, RGS Associates  
Chris Schwab, TRG  
Randy Hess, Hess Homes  
Richard Landis, Supervisor

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

**Approval of Minutes – March 5, 2018**

On motion by Brown and seconded by Stoltzfus, the minutes of March 5, 2018 meeting were approved as written. Motion passed unanimously.

**Action Items**

1. Manheim Commons Preliminary Subdivision & Land Development Plan, Project No. 17-009

Alex Piehl, from RGS Associates, provided background and overview of the project. Tract will be divided into two parcels. Phase 1/Lot 2 will contain the 190 multi-family housing and phase 2/lot 1 will contain three commercial buildings. Applicants are working with the owners of Manheim Car Wash and Manheim Imports with regards to coordinating driveways and left turning lanes for both sides of Route 72. Manheim Commons Land Development Plan will provide roadway improvements along Route 72 and Bucknoll Road.

Piehl also gave overview of the waivers requested and the reasons for them. Most waivers were recommended for approval by staff and engineers with the exception of one item regarding trees. Over 1000 trees are to be planted on the property. The number of trees in the size required by Section 22-610.4.B & 22-1006.5 are difficult to find and may cause foundation issues. The foundation & buffer trees requested in the waiver were recommended for approval however the street trees size and type need clarification and separate review and recommendation for approval.

Motion was made by Compton and seconded by Brown to recommend approval of the plan conditioned upon satisfaction of all review letters by staff, engineers, and solicitor. Recommendation to the Board of Supervisors was also contingent upon satisfaction of future submissions and reviews. Motion passed unanimously.

2. John F. & Jennifer L. Drobnak Land Development Plan, Project No. 17-006

Sharyn Young provided brief background on the project. There were major defects with the plan, including noncompliance with the Zoning Ordinance. A 180 day extension was granted to allow the applicants time to revise the plan and apply for variances to the Zoning Hearing Board. The Board of Supervisors planned to oppose any variances. As a result, the Drobnaks took no action and the extension is soon set to expire. The Drobnaks submitted a withdrawal of the plan however upon further discussion it appeared that they did not understand the implications of this action. The Township Staff and Township Solicitor recommend that the Commission take action to recommend denial of the plan.

Motion was made by Compton to recommend denial of the plan and seconded by Engle. Motion passed unanimously.

**Adjournment**

Lyons suggested adjournment of the meeting at approximately 8:17 p.m.; motion to adjourn was made by Brown and seconded by Compton. Motion passed unanimously.

Respectfully Submitted,  
Barbara Grable