

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES**

DATE & TIME: August 3, 2020 7:00 PM

**ATTENDANCE:**

Members:	Linda Brown, Chair, Stephen Engle, Vice Chair, Via Zoom Fred Hammond, Secretary Leroy Stoltzfus, Member Cullen Ketchum, Alternate, Via Zoom	Staff:	Jennifer Brady, Penn Township Mark Hiester, Via Zoom Richard Landis, Board of Supervisors
		Others:	Matt Knepper, Lancaster County Agricultural Preserve Board, Via Zoom Dave Nolt, Community Member Ken Nolt, Community Member

Linda Brown called the meeting to order and led the Pledge of Allegiance at 7:00pm.

**Public Comment/Guest Recognition**

Dave Nolt and Ken Nolt were in-person at the Penn Township Municipal Building to present and speak to the rezoning request for the David James Nolt property at 1344 Lancaster Road.

**Approval of Minutes – May 4, 2020**

Motion was made by Hammond and seconded by Stoltzfus to approve the minutes of May 4, 2020. Motion passed unanimously.

**Action Items**

Jennifer Brady presented the amendment(s) to the Manheim Regional Comprehensive Plan (2010 adoption) and explained that they should be considered with the rezoning request from Mr. Nolt. In 2018, the Penn Township Planning Commission and Board of Supervisors took action to rezone the “Hoffer Tract” near Pleasant View Retirement Communities. This parcel has been approved since then, but the comprehensive plan’s Urban Growth Boundary/Area (UGB/A) was never amended to reflect the changes. Brady asked the Planning Commission to consider the amendment (addition to the UGA) as a housekeeping item.

Last year, David Nolt initiated the process of rezoning his farm at 1344 Lancaster Road to add to the Penn Township Agricultural Security Area (ASA) with an end goal of preserving his farm in its entirety with the Lancaster County Agricultural Preserve Board (APB). The current zoning, about 14 acres of the property adjacent to Lancaster Road, is commercial. This is a limiting factor for Mr. Nolt, as the APB will only accept agriculturally zoned parcels. Mr. Nolt submitted a petition letter to Penn Township early 2020 to begin the rezoning process. Brady asked the Planning Commission to consider the subtraction of the 14 +/- acres of commercially zoned property at 1344 Lancaster Road from the UGA and rezone the 14+/- acres of commercially zoned property to agriculture.

Stoltzfus made a motion to add the 58 +/- acres of the “Hoffer Tract” to the UGA, and to subtract of the 14 +/- acres of commercially zoned property at 1344 Lancaster Road from the UGA and rezone the 14+/- acres of commercially zoned property at 1344 Lancaster Road to agriculture. Hammond seconded the motion. Without further discussion, the motion passed unanimously.

**Other**

Jennifer Brady included the Draft Use Table for the full Planning Commission’s knowledge. Both Hammond and Brown serve on the Zoning Task Force. Supervisor Landis made comments about parochial schools being easier for the Plain sect to establish and operate. Stoltzfus made comments about farm-based businesses and reuse of structures for other non-farming related businesses, such as turning a barn into a wood working shop. Such items have been discussed at the Zoning Task Force meetings previously, but as the process continues, there will be meetings devoted to public comment and input.

**Adjournment**

Motion was made by Hammond and seconded by Stoltzfus to adjourn the meeting at approximately 7:31 p.m. Motion passed unanimously.

Respectfully Submitted, Jennifer Brady