



# Township News

## Spring 2021 Edition

97 N. PENRYN ROAD MANHEIM, PA 17545

717-665-4508 (p) ♦ 717-665-4105 (f)

[www.penntwplanco.org](http://www.penntwplanco.org)

### TOWNSHIP OFFICE SPRING CLOSINGS

April 5: Easter Monday

May 31: Memorial Day

### Penn Township Offices

Hours: Mon-Thurs...7am-5:30pm

Municipal Office .....717-665-4508

Water & Sewer Billing .....717-665-4508

Building/Zoning .....717-665-4508

Sewage Enforcement .....717-989-8439

Police Dept (NLCRPD) .....717-733-0965

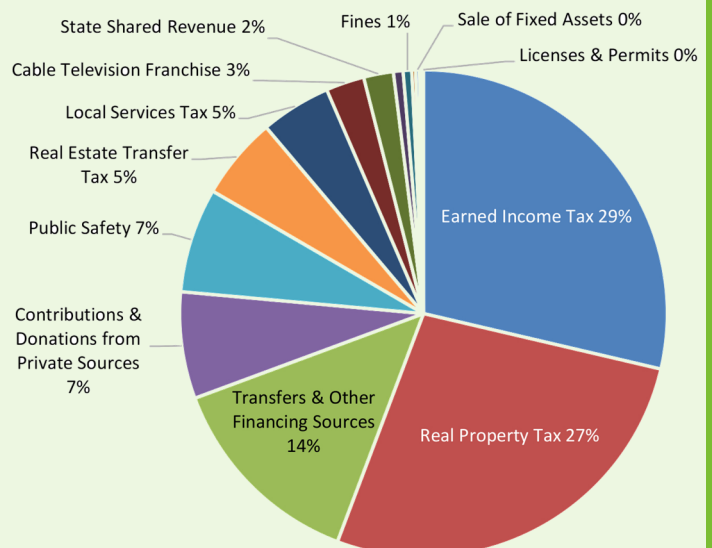
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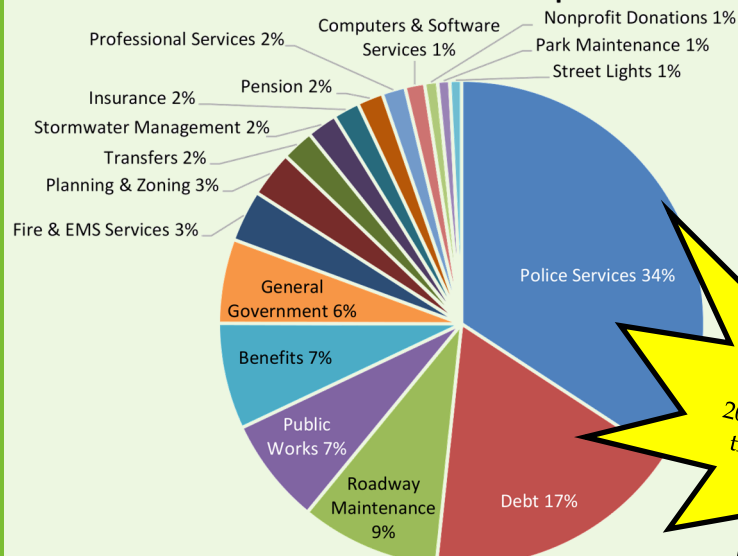


### A look ahead... to 2021...

#### 2021 General Fund Revenue



#### 2021 General Fund Expenses



**NO TAX INCREASE!!!**  
2021 millage rate remains  
the same as last year at  
1.4326 mills

## Budget (continued)

The 2021 budget can be accessed online at <https://penntwplanco.org/government/township-budget/>. If you have any questions regarding the 2021 budget or have additional questions or concerns related to any other matter, please do not hesitate to contact Mark Hiester, Township Manager, at (717) 665-4508 or via email at [manager@penntwplanco.org](mailto:manager@penntwplanco.org).

**Northwest EMS, Inc.** is proud to be serving the Manheim Community. We believe in *Serving Our Community - One Patient at a Time* by giving each patient the kind of care and treatment we would want for our own loved ones.

When you see and hear our ambulances responding to a medical emergency, you witness the most visible way that Northwest EMS serves the community. Our 2021 Subscription Membership Drive is underway. As a subscribed member, you receive substantial benefits in the event of an emergency.

Through your subscription and donations, you help support the education and equipping of Northwest EMS crews so they are here to serve you and your neighbors. THANK YOU for your support.

For more information, contact our Community Outreach Manager, Lori Shenk, at 717-665-2904 or [lshenk@nwems86.org](mailto:lshenk@nwems86.org).



## Lock Box Ordinance

Are you required to have a Lock Box? Or would you benefit from having one?

### What is it?

A KNOX-BOX® Rapid Entry System is a secure emergency access lock box program for property owners and fire departments. KNOX-BOX® eliminates the need for forced entry in the case of an emergency, thus avoiding costly repairs and precious time when seconds matter.

### How does it work?

When an alarm or fire occurs, a KNOX-BOX® allows immediate entry into the building or secured area without forced entry damage or delay. Property owners store entrance keys, access cards and/or floor plans in high-security Knox-Boxes mounted near building entrances. Once the incident has concluded, the fire department re-secures the property and returns the entrance key to the KNOX-BOX®. Each KNOX-BOX® is purchased by the property or business owner and is keyed to a single master key controlled by the fire company for your jurisdiction.

### Why should I get one?

A KNOX-BOX®:

- ◆ Eliminates needless, costly forced entry damage that may not be covered by your insurance deductible
- ◆ Assures immediate building entry by firefighters without delay or waiting for building key
- ◆ Protects inventory, equipment and supplies from unnecessary water damage caused by delayed sprinkler shut-off
- ◆ Saves times and aggravation by not having to drive to your building at 2:00am for a false alarm
- ◆ Maintains building security after a fire alarm investigation by simply re-locking the undamaged door
- ◆ Provides security about emergency coverage when your building is left unattended. The fire department holds the only key to the KNOX-BOX®.

### Who is required to get one?

All businesses with a sprinkler system and/or a security system are required to obtain and install a Lock Box entry system (KNOX-BOX®) within one year of the implementation of the ordinance. Ordinance was enacted on December 14, 2020.

All other businesses without sprinkler systems or security systems are strongly encouraged to also obtain a KNOX-BOX®.

Residents, especially those with security systems, are also encouraged to obtain a KNOX-BOX®.

For more information on the KNOX-BOX® Rapid Entry System, visit <https://www.knoxbox.com>.



## NEW - DRAFT Zoning Ordinance

**Disclaimer: The below text and attached map is the draft of the Zoning Ordinance. We encourage your feedback and questions. Please keep in mind, any text/map update is subject to change.** For the past year or so, Penn Township Staff, as part of a larger Zoning Task Force, have been working with Urban Research and Development Corporation's (URDC) Charlie Schmehl to draft a Zoning Ordinance to better suit the community members of Penn Township.

The Zoning Task Force is comprised of elected officials, members of various boards and commissions, staff, as well as private sector construction and building representatives. These individuals have made recommendations and comments that have been compiled into a 2020/2021 Draft Zoning Ordinance. The ultimate goal of the Zoning Task Force is to create an easier, more simplified ordinance. Amendments over the years have created a disjointed, cloudy, and otherwise difficult ordinance to navigate for everyone from large-scale developers to standard home improvement projects.

The previous Zoning Ordinance was applauded for its goals of creating community design and placemaking but it did not match the community type of Penn Township, and became a hurdle for everyday requests or home improvement projects. A brief list is below to illustrate some of the major changes/modifications;

### Zoning Map – Several big changes.

- Colors: a more appropriate color scheme has been applied. These colors are more in line with neighboring municipalities, townships and the county. Green: Agriculture/Conservation, Yellow: Residential, Red: Commercial.
- Zoning District names have also been changed. Previous names came from transects and a numbering system in line with intensity. (T1 = Conservation, low intensity of building, T5MU = Mixed Use, high intensity of building). The proposed includes terms for what is mainly permitted within the district. Agricultural, Conservation, Suburban (residential), Village (residential), Commercial, and Quarry.
- One of the few changes to the Zoning Map other than names and colors is to the Quarry District (formally D2). To extend the lifespan of Rohrer's Quarry (not to increase quarry tonnage or operations), an expansion of the Quarry Zone has been added. State and Federal regulations will remain in place such as 400 ft. setback requirements for residential and 100 ft. for waterways. To help depict the visual of setback requirements, the 300 ft. COM/"A" was added; no quarry operations will occur in this area.
- Another Zoning Map change includes splitting the former Mixed Use into Commercial Light Industrial and Mixed Use. Current Mixed Use allows for Industrial and Residential uses to be intermixed. By splitting them, these uses will be separated along Doe Run Road.
- The Industrial Zoning District along Lime Rock Road was also expanded slightly.

### Definitions

Some uses were not defined, but mentioned throughout the ordinance. An example is "contractor shop". Definitions have also been updated to reflect current county, state or federal regulations where applicable (Federal definitions exist for uses such as CAFO/CAO). The definition of "farm" has also been adjusted to be consistent with Lancaster County as well as the Clean & Green program (10 acres or more) is also considered a farm. Other minor changes include defining "kennel", "related or relative", "drive-through", "farm related business or farm occupation", and others.

### Form Based Code (FBC)

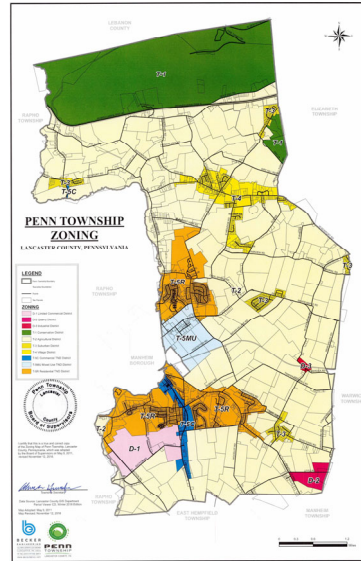
The current FBC is in both the Subdivision and Land Development Ordinance (SALDO) and the current Zoning Ordinance. It was the Zoning Task Force's wish to remove the FBC from the Zoning Ordinance and keep it in the SALDO. The FBC's goal was to construct spaces to be better designed, and promote mixed used developments. Examples of FBC include parking in the rear and sides of business and limiting front yards from being occupied with vehicles/parking. Such FBC developments in Penn Township include Penn Towne Center along Rt. 72 and the proposed Manheim Commons Development (not yet constructed).

Routine items, such as historic demolitions, will be transitioned to the Zoning Hearing Board via special exception and the number of classification of properties contained in the "historic" definition will be decreased. The Board of Supervisors will maintain conditional use hearings.

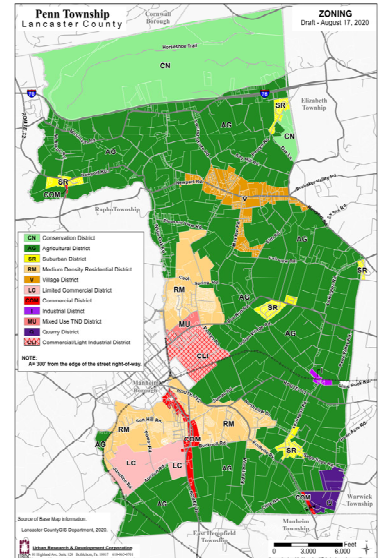
More minor uses are to be allowed by-right with detailed requirements rather than by special exception or conditional use.

Residential accessory uses will be easier to obtain with clearer requirements.

Current Zoning Map

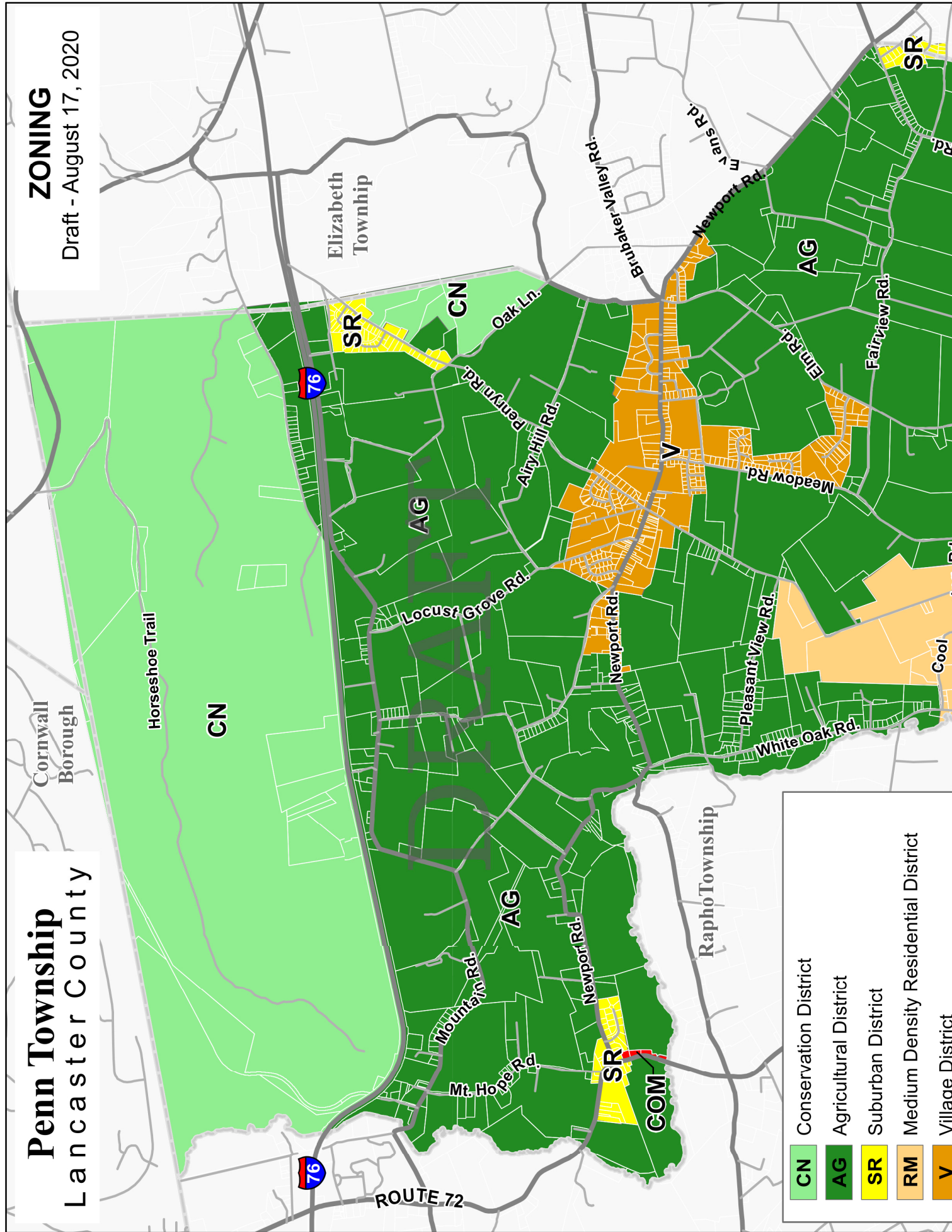


Proposed Zoning Map

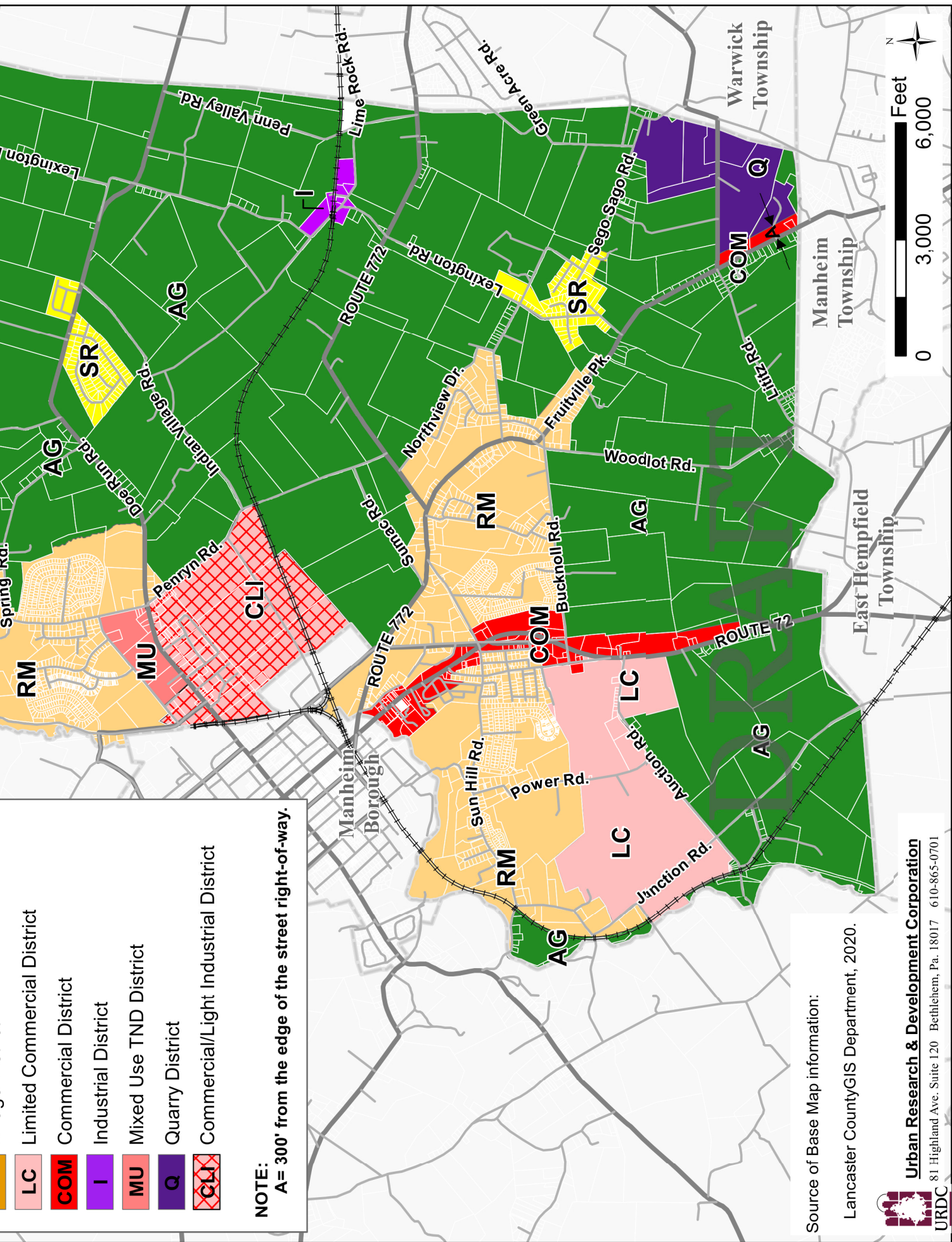


# Penn Township Lancaster County

**ZONING**  
Draft - August 17, 2020



<b>CN</b>	Conservation District
<b>AG</b>	Agricultural District
<b>SR</b>	Suburban District
<b>RM</b>	Medium Density Residential District
<b>V</b>	Village District
<b>COM</b>	Conservation District



Source of Base Map information:

Lancaster CountyGIS Department, 2020.

**Urban Research & Development Corporation**  
 URDC  
 81 Highland Ave. Suite 120 Bethlehem, Pa. 18017 610-865-0701

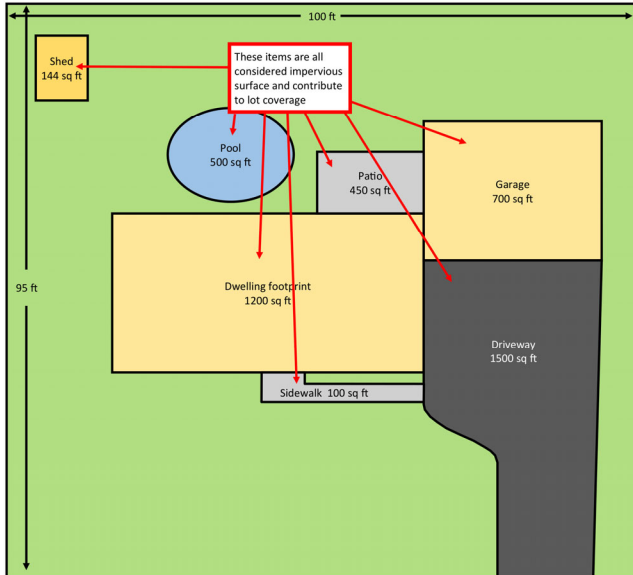
## NEW - DRAFT Zoning Ordinance (cont'd)

### Keeping of Animals – Residential

The total maximum keeping of small animals, specifically dogs and cats, has been changed from 3 dogs to 5 dogs and/or cats. A maximum of 5 hens will be allowed on a 1/2 acre lot. Agricultural properties will have different guidelines.

### District Regulations – Agricultural

Revised so that lots subdivided (4 or less acres) with the intended use being: a place of worship, a primary or secondary school serving 100 or fewer children, public outdoor recreational land, or land needed for public water supply, stormwater management or water quality improvements will not count against subdivision creation limitations.



**Lot Coverage** – will be increased. Applies by zoning district and varies. Examples include: 30% in Ag., a 10% increase. 60% in Medium Density Residential (townhouses), a 30% increase.

### Home Occupations

General or Low Impact – have been amended.

The primary operator of the home occupation shall be a resident of the building, and no more than one other person who is not a resident of the dwelling may help.

### RV/Campers/Trailers/Boats

Requirements of parking, location of storage of the RV/Camper/Trailer, and size permitted on lot, have been adjusted.

**Accessory Dwelling Units (ADU)** – will be allowed by right and updated and note that it is for relatives of property owner, and an agreement between those proposing the ADU and the Township detailing that it must be temporary and removed when no longer in use. Permits will still be required.

**Traditional Neighborhood Development (TND)** – was relaxed to

allow the best features of the old ordinance while encouraging the best features of the new. Minimum density requirements were removed. Setbacks and lot coverage were relaxed. Alleys will be put in the SALDO and recreation space must be usable land. Pedestrian, parking, lighting, etc., will all be moved to the SALDO, however this development type promotes pedestrian and bicycle friendliness.

**Farm Occupation or Farm-Related Businesses** have been merged together. Some will require special exception from the Zoning Hearing Board while others will be permitted by right. Notable changes:

- No more than 5 employees on site at a time. At least one owner of the accessory business shall be the resident or owner of the lot.
- Primarily business shall occur indoors, some business operations occurring outside is permitted with landscape screening.
- Farm occupation shall occupy no more than 10,000 sq. ft. of total building floor area and no more than 3 acres of lot area. Parking or driveway areas serving both the farm and farm occupation shall not be calculated against the 3 acres of lot area permitted.
- Maximum of 2 signs, no more than 15 sq. ft. Additional may be allowed if not readable from any street or lot line.
- While the accessory use is in operation, the lot may not be subdivided to create a lot less than 25 acres.

Minimum Habitable Floor Area has been decreased from 700 sq. ft. to 400 sq. ft. This is in response to "tiny homes", and will still require meeting federal regulations and state construction codes.

A new section to include compliance with the SALDO, Construction Codes, and Stormwater Management Ordinance. The new language includes that approvals will be conditioned upon compliance with other chapters and regulations.

For more information on the changes to the Zoning Ordinance, visit <https://penntwplanco.org/government/boards-commissions/zoning-task-force/>.

## Penryn Mud Sale now Drive-Thru Take-out Food Event

Penryn Fire Company & Limerock Parochial School  
March 20, 2021

While the hope of the Penryn Fire Company & Limerock Parochial School Mud Sale Committee was to hold our 16th annual mud sale, in the best interest and safety of the community and all workers involved, the sale committee has decided to postpone the mud sale for another year. The Penryn Fire Company & Limerock Parochial School Mud Sale Committee is excited to announce a drive-through, take-out food event to be held Saturday, March 20th in place of our 16th annual mud sale. ***We will be selling Chicken Dinners, Subs, and Penryn famous Chicken Corn soup starting at 10:00 until sold out. All sales are to go only and will be drive-through.***

Stay tuned for more details to be released in the coming weeks by following us on Facebook or on the Penryn Mud Sale's website at [www.penrynfire.com](http://www.penrynfire.com).

## No GRASS CLIPPINGS in the street or storm sewers!

Disposing of grass clippings in the street after mowing blocks storm inlets so water will not flow through the storm sewer system. This causes flooding on roads.

Grass clippings also create water quality issues. Grass clippings are considered an illicit discharge if they get into the storm drains. Grass clippings contribute excess nutrients such as nitrogen and phosphorus, which cause unwanted and uncontrolled growth of algae and aquatic weeds in our streams, ponds and rivers, polluting the water.

To avoid algal blooms like the one shown in the Toxic Algal Blooms article (2020 Spring Newsletter, see page 4), here's how to take care of grass clippings.

### Grass clippings left on the lawn act as free fertilizer.

Cut grass should be blown towards your lawn, not the street. Sweep or blow any leftover clippings (or fertilizer) back onto your lawn. If you don't have a mulching mower, a couple of passes may be necessary.



## Where does your trash go?

In the Winter 2019/20 edition of the newsletter, we shared about Lancaster County's Solid Waste Authority and what happens to your trash.

The process is absolutely fascinating! Covid-19 changes have allowed you to get an inside look. LCSWMA has updated their website to give you a full virtual learning experience. Visit <https://www.lcswma.org/tours-2/>.

It's a great learning experience for all!



## RECYCLING



**1**  
CORRUGATED CARDBOARD  
(Flattened)



**2**  
PLASTIC BOTTLES &  
JUGS WITH NECKS  
(Emptied, Rinsed,  
& Lids Removed)



**3**  
METAL FOOD & BEVERAGE CANS  
(Emptied, Rinsed,  
& Lids Removed)



**4**  
GLASS JARS & BOTTLES  
(Emptied, Rinsed,  
& Lids Removed)

## PENN TOWNSHIP PUBLIC WORKS 2021 PROPOSED ROADWAY PROJECTS

Road Name	Project Area/Improvement
Bucknoll Road	Lancaster Road to Woodlot Road-Scratch and Overlay
West Lexington Road	Newport Road to Doe Run Road-Ultra Friction Bonded Wearing Course
Silver Maple Road	West Lexington Road to Doe Run Road-Ultra Friction Bonded Wearing Course
North Penryn Road	Newport Road to Airy Hill Road-Widen to 24 feet
North Penryn Road	Airy Hill Road to Oak Lane-Widen to 24 feet
Elm Road	Brooklawn Road to Newport Road-Pipe Replacement
North Penryn Road	Airy Hill Road to Oak Lane-Pipe Replacement
North Penryn Road	Mountain Road to Oak Lane-Pipe Replacement
Doe Run Road	Replace Pipe from HiView Drive to Creek-Pipe/Headwall Work
Oak Lane	North Penryn Road to Speedwell Forge Road-1/2" Sealcoat
Evans Road	Fairview Road to Newport Road-1/2" Sealcoat
Locust Grove Road	Newport Road to Mountain Road-1/2" Sealcoat
Scenic Drive	North Penryn Road to North Penryn Road-Double Sealcoat 1/2" plus 1/4"
Blairton Court	Walnut Drive to the end-1/4" Sealcoat
Loop Road	Willoughby Circle Drive to North Penryn Road-1/4" Sealcoat
Walnut Drive	Meadow Road to the end-1/4" Sealcoat
Willoughby Circle Drive	North Penryn Road to the end-1/4" Sealcoat



**PENN**  
**TOWNSHIP**  
LANCASTER COUNTY, PA

97 N Penryn Rd, Manheim, PA 17545

\*\*\*NOTE: To receive or unsubscribe to the quarterly newsletter, write to [secretary@penntwplanco.org](mailto:secretary@penntwplanco.org) with the subject "Newsletter".  
Penn Township privacy policy: We collect no personally identifiable information unless you voluntarily supply it.

## ***Municipal Primary Election Day*** ***May 18, 2021***



***Poll Hours: 7:00 a.m. to 8:00 p.m.***

**Last day to register: May 3, 2021**

**Last day to apply for a mail-in or absentee ballot: May 11, 2021**

You can now register to vote through the Pennsylvania Department of State's online application. Before you begin, be sure to have your Pennsylvania driver's license or PennDOT ID card handy. If you don't have either of these, there are other options. Once you submit your online application, it will be forwarded to the appropriate county voter registration office for processing. Visit [www.votespa.com](http://www.votespa.com) for more information.

### **BOARD OF SUPERVISORS**

Chairperson-Ben Bruckhart  
Vice Chairperson-Richard Landis  
Treasurer-Ronald Krause  
Supervisor-Gary Stevens  
Supervisor-Thomas Walsh  
Secretary-Mark Hiester

### **PLANNING COMMISSION**

Chairperson-Fred Hammond

Vice Chairperson-Linda Brown  
Secretary-Stephen Engle  
Member-Cullen Ketcham  
Member-Leroy Stoltzfus

### **ZONING HEARING BOARD**

Chairperson-Gerald Wolfe  
Vice Chairperson-Steven Bushey  
Member-David Breinich

Member-Aaron Kopp  
Member-William Postel

### **NORTHWESTERN LANCASTER COUNTY AUTHORITY**

Chairperson-Herbert Mattern  
Vice-Chairperson-Barbara Horst  
Treasurer-Robert Kurtz  
Member-Phil Donmoyer  
Member-Cullen Ketcham

### **NORTHERN LANCASTER COUNTY REGIONAL POLICE**

Chief-David Steffen

### **TOWNSHIP STAFF**

Manager-Mark Hiester  
Planner-Jennifer Brady  
Zoning Officer-Matt Reeser  
Finance-Connie Weidle  
Receptionist-Barbara Grable  
Public Works Director-Daryl Lefever

Foreman-Neil Fittery  
Maintenance Worker-Keith Lehle  
Maintenance Worker-Shannon Martin  
Maintenance Worker-Dave Newcomer

### **SEWAGE ENFORCEMENT OFFICER**

Len Spencer, III, SEO