

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES**

DATE & TIME: December 6, 2021 7:00 PM

ATTENDANCE:

Members:	Fred Hammond, Chair Linda Brown, Vice Chair Stephen Engle, via Zoom Cullen Ketchum, Secretary Skylar Gringrich, Alternate	Staff:	Jennifer Brady, Penn Township Planner Brent Lied, PE, Penn Township Engineer Mark Hiester, Township Manager
		Others:	Charlie Scheml, URDC, consultant

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

Public Comment/Guest Recognition

There was one guest present, Ryan Gartland, representing Lamar Advertising. Mr. Gartland informed the Planning Commission that when legal advertisements regarding signage are made, a representative will make a point to come to the public meeting to gain knowledge of the current or pending standards in relation to billboards.

Hammond welcomed Garland to the meeting.

Approval of Minutes – June 7, 2021

After discussion a motion from Brown and a second from Ketchum to approve the minutes were approved by all members.

Action Items

Penn Township Draft Zoning Ordinance

URDC consultant Charlie Schmel presented on several topics, with emphasis on major changes to the ordinance, maintaining that the goal was to largely keep policies the same.

Zoning district names have changed to be more user-friendly and better understood. Note that the addition of the CLI district was to separate existing industrial uses from residential.

- The conservation district is largely public land. Minimum lot size was shifted from 20 acres to 10 acres.
- The agriculture district is Penn Township's largest. More intense CAFO/etc. will need ZHB approval with larger setback requirements from residential districts. Golf courses will not be permitted and solar energy farms cannot take up more than two-acres of prime (class 1-3) soils.
- The suburban district is relatively small, it is well established, little change proposed to current standards.
- The village district will no longer allow for larger (100k sq. ft.) commercial establishments, the emphasis will be on smaller building footprints. Residential lots will be permitted to be .5 acres, with the connection of public water and sewer services, otherwise minimum lot size will be 1 acre.
- The medium density residential district contains most of the recent subdivision developments in Penn Township. Little change is proposed, with the exception that a maximum of 50% of a new development proposals be comprised of apartments.
- The commercial district is along Route 72 and retains mostly commercial uses. Heavy commercial uses will require ZHB approval, there is a higher density for residential in this district.
- The mixed-use district will be the area near and around Doe Run Elementary. This area is north of Doe Run Rd., and will allow for housing and commercial uses.
- Commercial light industrial will be the area south of Doe Run Rd., formerly the entire T5-MU. This area is proposed to not allow residential due to the prominence of the current light industrial uses.

- The quarry district is proposed to be enlarged for an expansion of lifetime for the current quarry. Setbacks from residential areas will be maintained to current standards.
- There were no prominent changes to the industrial district.
- TND (traditional neighborhood design) will be retained for residential developments. It is not a district, but a style to gain the best features of older neighborhoods (like Manheim and Lititz) and create them in new developments.
- TDR (transferable development rights) an option the Township uses to preserve farmland and use the development potential in a more appropriate area. This helps reduce land consumption.

The Lancaster County Planning Commission (LCPC) issued a review November 15, 2021 identifying several issues in the draft. While some comments relate to policies (regulatory barriers for multi-family, for example) others commend the Township for enacting source water overlay and land preservation in the conservation district. Some points the LCPC identified were related policies that the Township can consider, some points such as the revision to the proposed historic resources list to remove addresses that no longer exist should be taken into consideration.

Public Comments

During the regularly scheduled meeting, the Planning Commission reviewed the comments that were received from community members and professional organizations.

It was the recommendation of the Penn Township Planning Commission that the comments/suggestions for change relating to specific properties, 934 Junction Rd. and 990 Junction Rd. be considered at a separate time unrelated to the process for adoption of the draft ordinance.

It was the recommendation of the Penn Township Planning Commission that the comments/suggestions for change relating to short term rentals be considered at a separate meeting; members stated concerns for enforcement with looser regulations and the strict guidelines were adopted in the past for a reason.

On a recommendation from Brown and a second from Ketchum, the Penn Township Planning Commission voted to recommend the Draft Zoning Ordinance and associated documents to the Penn Town Board of Supervisors with consideration of the comments received from the Lancaster County Planning Commission.

Penn Township File No. 21-004: Amos Esh Subdivision Plan *with waivers requested*

Chair Hammond reviewed the memo issued from Township Planner Jennifer Tulonen regarded the request from Diehm and Sons, representatives for the property owner at 381 Memorial Road. The request for Penn Township File No. 21-004 was to remove the agenda item and request review at a later date of the Planning Commission.

On a recommendation of Ketchum and a second from Engle, File No. 21-004 Amos Esh Subdivision Plan *with waiver requested* was removed from consideration, the motion passed unanimously.

Adjournment

Motion was made by Ketchum and seconded by Engle to adjourn the meeting at approximately 7:59 p.m. Motion passed unanimously.

Respectfully Submitted, Jennifer Tulonen