

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES**

DATE & TIME: April 4, 2022 7:00 PM

ATTENDANCE:

Members:	Fred Hammond, Chair Linda Brown, Vice Chair Stephen Engle, via Zoom Leroy Stoltzfus Cullen Ketcham, Secretary	Others:	Richard Landis, Supervisor Alex Piehl, RGS Mark DiSanto Steve Gergely, Harbor Eng. Darby Graybill
Staff:	Jennifer Tulonen, Penn Township Planner Brent Lied, Township Engineer Mark Hiester, Township Manager		

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

Public Comment/Guest Recognition

Hammond welcomed guests. Guests were applicants for the agenda items Avery Square Land Development and Penn Station Townhomes, and Richard Landis was present to represent the Board of Supervisors.

Approval of Minutes –February 7, 2021

After discussion, a motion from Ketcham and a second from Stoltzfus to approve the minutes, it was approved by all members.

Discussion Items

Penn Township File No. 21-005: Avery Square Land Development *with waivers requested*

Alex Piehl from RGS presented the updated plan set for Avery Square. Mark DiSanto, Triple Crown Corp., was also present and added additional information to the presentation.

Alex P. gave a detailed update to the Planning Commission on Avery Square's progress and how the site will be structured.

- 172 units, 94 townhouses and 2 elevator buildings.
- Club house and amenity space.
- Vehicular access points on S. Oak.
- Trail and sidewalk networks within the parcel and connections. Alex P. noted the grade change on S. Oak.
- Public water and public sewer.
- Stormwater management through several BMPs on the property.

Planning Commission members inquired on the small sliver of land at the southern edge of the property. RGS confirmed that that portion will not have any improvements associated with it, it is denoted at the 16' reserved right of way.

It was noted by Planning Commission members that the landscape buffer along Elwyn Terrace would help shield adjacent property owners. Mark D. with Triple Crown Corp. confirmed that their team facilitated a meeting with the community members and additional landscape buffer was added. Since that meeting, there have been no other inquiries.

A question arose regarding the swimming pool screening and access points. Alex P. noted that between the pool and S. Oak / Fruitville Pike, there is a significant grade difference, with the pool being several feet higher than the adjacent streets. Tree buffers and landscaping as well as fencing are also proposed. Mark D. explained there would be an attendant present at the pool, as well as access will only be possible through the clubhouse.

Planning Commission members noted the northernmost access point had been changed to have an ingress and egress, this was a change confirmed by the applicants.

Comment review letters from outside agencies are pending, including MAWSA and the Manheim Area Fire Department. Technical review letter was issued by the LCCD and a more detailed review is forthcoming.

Penn Township File No. 22-002: Penn Station Sketch Plan

Steve Gergely from Harbor Engineering presented the Sketch Plan for the Penn Station proposed land development. Darby Graybill was present as well.

- Site is approximately 25 acres, part of the 2019 William Hess Subdivision which created the now Avery Square Land Development plan.
- Several lots are being created as part of the Penn Station plan, Lot 1 which will be the main part of the project at 17 acres and lots 2-4 which are current rental units. All are being proposed to have public water and public sewer.
- Lot 1's capacity for development is limited by floodplain, however 53 rental townhouse units are proposed with some single-family homes.
- Small pool is proposed.
- Proposed as single ownership with private streets. A pedestrian path is proposed that will connect with adjacent pending land developments, as well as current housing properties.
- Zoning Hearing Board approval will be needed for front loaded garages.
- Applicant is internally discussing a one-way street option throughout the development.

Planning Commission members discussed parking needs and how the one-way street will benefit that aspect. Positioning driveways together will also aid in a less cluttered street. Additional items discussed were the traffic signal at Fruitville Pike and S. Oak, the frontages of homes on Oak Street, and speeding.

Planning Commission members discussed the upcoming ZHB cases.

There was no other business to be heard by the Planning Commission.

Adjournment

Motion was made by Ketcham and seconded by Engle to adjourn the meeting at approximately 8:00 p.m. Motion passed unanimously.

Respectfully Submitted, Jennifer Tulonen