



PENN TOWNSHIP

LANCASTER COUNTY, PA

PENN TOWNSHIP PLANNING COMMISSION MEETING AGENDA

October 3, 2022 7:00 pm

Call to Order
Pledge of Allegiance
Public Comment/Guest Recognition
Approval of Minutes – August 1, 2022

Briefing Items

- **22-002: Penn Station Townhouses, Land Development Plan, with waivers requested**
Plan for a subdivision and land development of 246 Fruitville Pike, near the intersection of Fruitville Pike and South Oak Street (north of Avery Square Land Development). This lot was established under a prior subdivision plan for William H. Hess. (2020-0214-J). The property is approximately 21 acres and located within the RM Medium Density Residential Zoning District. This plan proposes to subdivide the property into 4 lots. Lot 1 will be approximately 17.2 acres and will be developed with 53 dwelling units. Lot 2 will be approximately 1.3 acres and will include an existing dwelling and barn (256 Fruitville Pike). Lot 3 will be approximately 0.4 acres and will include an existing duplex (244 and 246 Fruitville Pike). Lot 4 will be approximately 0.3 acres and will include an existing duplex (132 and 136 Fruitville Pike). It is proposed that Lot 1 be a residential development with a mixture of semi-detached dwellings and townhomes, as well as a community building and pool. The lot is intended to remain under common ownership. A pool and community building are proposed as well.
- **22-008: 327 White Oak Road, Land Development Plan for 16 Townhouses, with waivers requested**
The subject property is approximately 7.7 acres, currently zoned RM, Medium Density Residential. The applicant seeks to develop the site with three (3) townhouses, with a total of 16 dwelling units. There are no proposed areas of dedication to Penn Township. The property is split by White Oak Drive, and several existing structures exist on the eastern portion; all are proposed to be removed including a dwelling, several barns, and driveway areas. The property shares portions with Rapho Township and contains portions of the Chiques Creek, no planned improvements are proposed in Rapho Township and the applicants have requested a deferral of plan review as such.
- **22-009: 1725 Boyer Run Road, Subdivision Plan for Jacob Stoltzfus, with waivers requested**
Subdivision and Land Development Plan for 1725 Boyer Run Road. The applicant seeks to subdivide a 2-acre parcel from the parent tract property (52.767 acres) with plans to construct a single-family dwelling, garage, and barn and driveway. The subject property is a preserved farm with the Lancaster County Agricultural Preserve Board and Lancaster Farmland Trust. The property is currently zoned Agricultural (Ag.) and is served by private water and septic. The property was the subject of a recent Penn Township Zoning Hearing Board case, #220951.

Decision Items

UPCOMING MEETINGS

- Board of Supervisors – Monday 11/14 and Monday 11/28
- Zoning Hearing Board – Wednesday 11/09
- NWLCA – Tuesday 11/15
- Source Water Protection Plan Advisory Board – Monday 11/14

Adjournment

NEXT PLANNING COMMISSION MEETING: Tuesday, November 1, 2022

Plan submittal cutoff date is Tuesday, October 11, 2022