

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES**

DATE & TIME: October 3, 2022 7:00 PM

**ATTENDANCE:**

Members:	Fred Hammond, Chair Linda Brown Cullen Ketcham Skylar Gingrich	Others:	Richard Landis, Supervisor Doug Matthews, David Miller Associates Amanda Groff, Harbor Engineering Kevin Varner, Diehm and Sons Greg Kile, Baron Associates
Staff:	Jennifer Tulonen, Penn Township Planner Brent Lied, Township Engineer		

Chair Hammond called the meeting to order and led the Pledge of Allegiance at 7:01 pm.

**Public Comment/Guest Recognition**

Hammond welcomed guests. Guests were applicants for the agenda items, and Richard Landis was present to represent the Board of Supervisors.

**Approval of Minutes – August 5, 2022**

After discussion, the Planning Commission asked for an amended copy of the August 5, 2022 prior to approval.

**Briefing Items**

**22-002: Penn Station Townhouses, Land Development Plan, *with waivers requested***

Amanda Groff with Harbor Engineering presented the plan to the Planning Commission. The project is the subdivision of four lots with varying acreage. The largest parcel will consist of about 17 acres and include 53 dwelling units and a community building. The property is proposed to have a one-way street, but two access points along S. Oak Street. Many of the units will have 1-2 car garages and there will be some available street parking as well. With the proposal is a pedestrian trail that connects to adjacent multi-family units.

The project will consist of private roads and will be a single-ownership (rental) community.

**22-008: 327 White Oak Road, Land Development Plan for 16 Townhouses, *with waivers requested***

Doug Matthews was present to brief the Planning Commission on a project located at 327 White Oak Road. The proposal is 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.

One access drive will serve the community from Hamaker Road. Internal parking as well as additional spaces over required were provided, garage spaces in the units are provided. The property will be rentals under a single owner and private streets.

**22-009: 1725 Boyer Run Road, Subdivision Plan for Jacob Stoltzfus, *with waivers requested***

Kevin Varner with Diehm and Sons presented the 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.

It was noted that higher nitrates are present in this area. A grey water holding tank is proposed.

**Adjournment**

Motion was made by Brown and seconded by Gingrich to adjourn the meeting at approximately 8:08 p.m. Motion passed unanimously.

Respectfully Submitted, Jennifer Tulonen