



PENN TOWNSHIP

LANCASTER COUNTY, PA

PENN TOWNSHIP PLANNING COMMISSION

MEETING AGENDA

March 6, 2023 7:00 pm

Call to Order

Pledge of Allegiance

Public Comment/Guest Recognition

Approval of Minutes – February 6, 2022

NEW ITEMS

DISCUSSION ITEMS

DECISION ITEMS

- **22-006: PVRC Cultural Center Land Development Plan, with waivers requested**

Pleasant View Retirement Communities (PVRC) is proposing to construct the Cultural Center along the Hoffer Tract, part of the PVRC property along N. Penryn Rd. The Hoffer Tract is in the Penn Township RM-Medium Density Zoning District. The development will consist of several components, including a day care facility, artesian maker space, farmers' market and the cultural center which is comprised of event space, lobby, and library. The project will also include improvements to North Penryn Road. The buildings will front on North Penryn Road (T-560) and will be accessed via parking lots and drop-offs for the day care and cultural center. An existing stormwater facility is located on the southern portion of the Hoffer Tract. Two additional stormwater facilities will be located behind the existing Implement Building and behind the proposed Cultural Center. The proposed drop-offs, and parking lots will be privately owned and maintained by Pleasant View Communities.

- **22:010: Penn Station Townhomes Land Development Plan, with waivers requested**

The property is approximately 21 acres and located within the RM Medium Density Residential Zoning District. The applicant proposes to subdivide the property into 4 lots. Lot 1 will be approximately 17.2 acres and will be developed with 53 dwelling units (townhouses). 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 the applicant's intention to develop Lot 1 as a residential development with a mixture of semi-detached dwellings and townhomes, as well as a community building and pool.

UPCOMING MEETINGS

- Board of Supervisors – Monday 3/13 and Monday 3/27
- Zoning Hearing Board – Wednesday 3/8
- NWLCA – Tuesday 3/21
- Penn IDA – Tuesday 3/28
- Ag. Security Area Adv. Committee – 3/9

Teleconference Options Are Available

Adjournment

NEXT PLANNING COMMISSION MEETING: MONDAY, APRIL 3, 2023

Plan submittal cutoff date is Monday March 13, 2023