



PENN TOWNSHIP

LANCASTER COUNTY, PA

PENN TOWNSHIP PLANNING COMMISSION MEETING AGENDA

November 1, 2023 7:00 pm

Call to Order
Pledge of Allegiance
Public Comment/Guest Recognition

Approval of Minutes – October 2, 2023

DISCUSSION ITEMS

- **23-010: Pleasant View Retirement Communities – Hershey Tract *with waivers requested***

The Pleasant View Retirement Communities (PVRC) campus is located at 544 North Penryn Road, Manheim, PA 17545 in the RM – Medium Density Residential Zoning District. The Hershey Tract within the campus fronts on North Penryn Road (T-560) and Hickory Lane (T-858). The Hershey Tract is surrounded by the existing Pleasant View Main Campus, residential and agricultural uses. The site in current condition has been cropland.

PVRC's Hershey Tract proposal includes 86 cottages, proposed private drives, associated parking, sidewalks and a trail system along N. Penryn Road. Access to the proposed project will be via an entrance on N. Penryn Road across from Cambridge Drive and via an entrance on Hickory Lane. The project also includes road widening along the N. Penryn Road and Hickory Lane frontage.

Proposed stormwater facilities (both surface and subsurface) will be located around the proposed cottages as well as two large surface facilities at the low point of the site along Hickory Lane. The proposed drives will be privately owned and maintained by Pleasant View Communities. Public sewer and water will be provided to the units via utilities existing in N. Penryn Road.

OLD BUSINESS

- Petition for Penn Lake Estates LLC to rezone a portion of properties located at 2253 Airy Hill Road from Village (V) to Agricultural (AG)
- Amendment to the Manheim Central Region Comprehensive Plan to remove a portion of property located at 2253 Airy Hill Road from the Penn Township Urban Growth Area/Boundary (UGA/B)

UPCOMING MEETINGS

- Board of Supervisors – 11/13 and 11/27
- Zoning Hearing Board – 11/08
- NWLCA – 11/21
- Ag. Security Ad. Committee – 11/09
- Source Water Protection Plan Adv. Board – 11/13

Teleconference Options Are Available

Adjournment

NEXT PLANNING COMMISSION MEETING: MONDAY, DECEMBER 4, 2023

Plan submittal cutoff date is Monday, November 13, 2023

