



PENN TOWNSHIP

LANCASTER COUNTY, PA

PENN TOWNSHIP PLANNING COMMISSION

MEETING AGENDA

April 1, 2024 7:00 pm

Call to Order

Pledge of Allegiance

Public Comment/Guest Recognition

Approval of Minutes – March 4, 2024

DISCUSSION ITEMS

24-001: Sporting Valley Feeds Land Development with waivers requested

Applicant is proposing the Land Development plan for the property. The current lot size is denoted as approximately 8.087 acres and located within the AG Agricultural Zoning District. The current existing use of the site is large scale feed mill, and the proposed use remains the same as part of this project. The applicant's project seeks to modernize the current feed mill layout through a variety of improvements as part of this project including: construction of a new access drive, load out bin and truck scales, commodity bins, and other associated feed mill infrastructure that appears to be consistent with the design and operation of large-scale feed mills of this size. The property is currently covered by the existing Sporting Valley Feeds Mill, parking areas to serve the mill, assorted pathways and sidewalks, several warehouses and agricultural buildings to serve the mill process, various receiving areas and truck weighing scales, as well as loading and unloading areas for large vehicles.

The property has been assigned a property tax ID number: 500-37297-00000.

23-010: Pleasant View Retirement Communities, Hershey Tract Land Development Plan, 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. 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.

The property has been assigned a property tax ID number: 500-94420-00000.

OLD BUSINESS

• **Amendment to the Penn Township Zoning Ordinance:**

An ordinance to amend the Penn Township Code of Ordinances, Chapter 27, Zoning: To revise regulations governing short-term rentals and bed and breakfast establishments.

ADJOURNMENT

UPCOMING MEETINGS

- Board of Supervisors: 4/8, 4/29
- Zoning Hearing Board: 4/10
- NWLCA: 4/16
- Penn IDA: 4/24

Next Planning Commission Meeting: Monday, May 6, 2024 | Plan submittal cutoff date is Monday, April 15, 2024

