

**PENN TOWNSHIP  
PLANNING COMMISSION MINUTES**

DATE & TIME: July 07, 2025 7:00 PM

**ATTENDANCE:**

Members:	Fred Hammond Cullen Ketcham Carrie Swarr, Alternate	Others:	Jason Best, Applicant Devin Learn, Applicant Michelle Madzelan, Applicant
Staff:	Jennifer Tulonen, Penn Township Planner Brent Lied, Township Engineer		Tyler Hill, Applicant Kelly Matthews

**Call to Order**

Hammond called the meeting to order at 7:00pm and lead the Pledge of Allegiance.

**Public Comment/Guest Recognition** – Chair Hammond welcomed guests present. No other guests were present except for applicants for items on the agenda.

**Approval of Minutes** – On a motion from Swarr and a second from Hammond, the May 05, 2025 minutes were approved on a unanimous vote.

**DISCUSSION ITEMS**

**DECISION ITEMS**

**24-008: 149 Doe Run Road, with waivers requested**

The applicant is proposing the preliminary Land Development plan for the property located at 149 Doe Run Road. The subject property currently in the Penn Township Mixed-Use (MU) Zoning District and about 21-acres. The current use of the site is cropped and agriculture. The proposal contains a portion of commercial of about 18k sq. ft. and a residential portion containing 72 apartments and 88 townhouse dwellings. All internal cartways and parking lots as well as the access points Doe Run Road and Stiegel Valley Road are proposed to be privately owned and maintained streets. Stormwater management facilities are proposed in several locations on the property. The property has been assigned a Tax ID number: 500-90256-0-0000.

Applicants for the project presented the plan to the Planning Commission. Including answering questions and verifying information such as pending traffic improvements, pedestrian connections to adjacent properties, and proposed commercial tenant space and price point for residential.

After the discussion, a motion by Ketcham to approve Plan No. 24-008 with waivers, conditioned upon the applicant meeting the review comments as identified in the staff review letters by the Township Planner, Township Engineers, Township Solicitor, and outside reviewing agencies. The motion was seconded by Hammond. The motion passed unanimously.

Applicants for the project left for the remainder of the meeting.

**OLD BUSINESS**

- **Review of the Draft Manheim Township 2035 Comprehensive Plan**  
Jennifer T. provided a staff review and Manheim Township (MT) Comprehensive Plan. The Planning Commission addressed the MT plan as well-written, but 30 years too late. The Planning Commission had no additional comments.
- **Review of the Draft Manheim Central Comprehensive Plan**

Jennifer T. previously shared a draft of the Manheim Central Comprehensive Plan for comments and review.

The updated draft comprehensive plan was shared and the Planning Commission gave feedback for the Manheim Central Comprehensive Plan and also on the comparison of the two created documents:

- Manheim Township is out of reach for a lot of people
- Zoning plays a big role
- Lack of inclusion or support, in both plans, for the IDD (intellectual and developmental disabilities) community
- Revisit the Lancaster Junction railroad location for the continuation of the Lancaster Junction Trail in this area. This is an active railroad with concerns about probability of the trail connection occurring in this area due to topography and geography.
- Speeding and safety concerns with truck routes along Auction Road, Sunhill Road, Junction and Mill Roads.

Comments will be forwarded to the NRLCPD for investigation as needed and LCPD for integration into the draft document.

### **Adjournment**

The meeting was adjourned at 8:41 pm through a **motion** by Ketcham seconded by Swarr, the motion passed unanimously.

Respectfully submitted, Jennifer Tulonen