



PENN TOWNSHIP

LANCASTER COUNTY, PA

PENN TOWNSHIP PLANNING COMMISSION MEETING AGENDA

January 06, 2026, 7:00 pm

Call to Order Pledge of Allegiance Reorganization

2025 Positions:

Chair: Fred Hammond

Vice-Chair: Skylar Gingrich

Secretary: Cullen Ketchem

Recording Secretary: Jennifer Tulonen

Public Comment/Guest Recognition

Approval of Minutes: December 01, 2025, November 05, 2025

DISCUSSION/BRIEFING ITEMS

- **25-020: Land Development Plan for Cassel Signs**

Cassel Signs property at 784 Fruitville Pike. The parcel contains approximately 3.3 acres and is located within the AG – Agricultural Zoning District. Cassel Signs is proposing to relocate their operations to a new building on the current unaddressed site. As part of this process, an address will be assigned to the parcel. The proposed building will have a footprint of 15,346 square feet and a total floor area of approximately 21,356 square feet over two stories. A parking lot is proposed to accommodate employees as well as the oversized vehicles that are routinely serviced for lettering and wrapping. A total of 26 employees are anticipated at the site—13 shop employees and 13 office employees. A Zoning Hearing Board application was previously submitted and approved for a use variance to allow a sign shop within the Agricultural Zoning District. An NPDES permit is pending and a sewage planning module is pending for the on-lot septic facilities

DECISION ITEMS

- **25-020: Land Development Plan for Cassel Signs:** Construction of a new building for Cassel signs, applicant's new construction will require on-lot sewage planning through PA DEP, a sewage planning module has been submitted electronically for review.

Staff Recommendation: Approval from the Planning Commission

- **25-019: Lot Add On Plan for PA Classics, 1461 & 1393 Lancaster Road**

Applicants have submitted a lot add on plan to adjust lot lines for the subject property. The intent of this plan is to provide the required 10' landscape strip along the lot lines of the commercially zoned property lines per §27-209.7B of the zoning ordinance. No improvements are proposed except for the lot line changes between lots 1 and 2. Lot 3 is to remain unchanged as part of this lot add on plan. The subject property is located in the both Penn Township Agricultural (AG) Zoning District (Lots 2 & 3) and the Penn Township Commercial (COM) Zoning District (Lot 1). The total property size for all lots, is 70.80 acres. The existing Lot 1 is currently comprised of several commercial tenant spaces within a structure, parking areas, and walkways/sidewalks. Lot 2 is primarily composed of the existing PA Classics sports complex including parking areas, fields, and small accessory structure as well as bituminous trail and some overflow parking. Lot 3 is mainly comprised of floodplain and is unimproved as of the date of this review. The property is served by private on-site well and public sewer. Tax IDs for the 3 lots are as follows: 5004581800000, 5001613800000, 5009665000000

Staff Recommendation: Conditional Approval from the Planning Commission

Next Planning Commission Meeting: 2/2/26 | Plan submittal cutoff date is 1/12/26

ADJOURNMENT

PENN TWP. UPCOMING MEETINGS

- Board of Supervisors: 1/26, 2/09, 2/23
- Zoning Hearing Board: 1/14
- NWLCA: 1/20
- Penn IDA: 1/27
- ASAAC: 1/15