



PENN TOWNSHIP

LANCASTER COUNTY, PA

PENN TOWNSHIP PLANNING COMMISSION MEETING AGENDA

May 04 2026, 7:00 pm

Call to Order
Pledge of Allegiance
Public Comment/Guest Recognition
Approval of Minutes: April 06, 2026

DISCUSSION/BRIEFING ITEMS

- **26-004: Preliminary/Final Land Development Plan for 670 Lancaster Road, with waivers requested**
670 Lancaster Road is a 1.36 acre property located at the northwest corner of the intersection of Lancaster Road (PA-SR 72) and W. Sun Hill Road. The subject property is located within the Commercial (COM) Zoning District of Penn Township. The property is currently comprised of "Cain's Lanes" bowling alley and residential apartments. The proposed development will be served by public water and sewer. The proposal is to demolish the existing buildings and construct a drive-through automated car wash and small drive through coffee shop. The site will be reconfigured with one (1) new access drive from Lancaster Road (PA-SR72). Applicant is pursuing Highway Occupancy Permits (HOP) with PennDOT for traffic and NPDES with LCCD/DEP as the area of disturbance is over 1-acre.
- **26-003: Preliminary/Final Land Development Plan & Lot Add On Plan for Penn Station Townhomes Expansion, with waivers requested**
The Preliminary/Final Land Development & Lot Add-On Plan is submitted for the property at 246 Fruitville Pike, commonly referred to as "Penn Station Townhomes. Applicant proposes to demolish existing structures and combine lots and construct an additional 16 units. The property is located in the Penn Township RM Medium Density Residential Zoning District. The property is currently in a state of active construction for the 53-unit townhouse development, "Penn Station Townhomes". The proposed plan has been prepared to supersede the improvements. Prior approvals include a granted Special Exception from the Penn Township Zoning Hearing Board for front-loaded garages and variances to reduce required front yard setbacks as well as to not provide proposed lot lines for the semi-detached dwellings. Applicant has reiterated the ZHB's decision on the coversheet of the planset as submitted.

DECISION ITEMS

- **26-001: 149 Doe Run Road/Baron Run, with waivers requested**
The applicant is proposing the Final Land Development plan for the property located at 149 Doe Run Road. The current lot size is denoted as 21.307 acres (gross) and 19.912 (net). The subject property currently in the Penn Township Mixed-Use (MU) Zoning District. The applicant seeks to develop the site as a multifamily mixed-use development. The proposal contains a portion of commercial use area (2.125 acres). 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.
Staff Recommendation: Conditional Approval
- **Chapter 27—Zoning Text Amendment: Add Definitions and Regulations For Data Centers**
Proposed draft ordinance to amend Chapter 27, Zoning, to include definitions relating to data centers, data center equipment/accessory uses, structures, etc. The draft ordinance adds district regulations and additional requirements for the specific use(s) as provided within the draft ordinance. The draft ordinance proposes the data center use(s) be submitted to Penn Township through a Special Exception (SE), through the Penn Township Zoning Hearing Board (ZHB), permitted within the Penn Township Commercial Light Industrial (CLI) and Industrial (I) Zoning District.

Communications:

Letter of Consistency for Grant at Hamaker Road Bridge and Sidewalk Project



ADJOURNMENT

PENN TWP. UPCOMING MEETINGS

- Board of Supervisors: 5/11, 5/26
- Zoning Hearing Board: 5/13
- NWLCA: 5/19
- Penn IDA: 5/26
- ASAAC: 5/21
- SWPPAB: 5/11

Next Planning Commission Meeting: June 01, 2026 | Plan submittal cutoff date is May 11, 2026