

**PENN TOWNSHIP
PLANNING COMMISSION MINUTES**

DATE & TIME: May 04, 2026 7:00 PM

ATTENDANCE:

Members:	Fred Hammond Skylar Gingrich Carrie Swarr	Others:	Heidi Moyer, via zoom Judy Grillo Steve Gergley Amanda Groff Tom Walsh, Township Supervisor
Staff:	Jennifer Tulonen, Township Planner Casey Kerschner, Township Engineer		Jason Best Devin Learn

Call to Order

Hammond called the meeting to order at 7:02pm and lead the Pledge of Allegiance.

Public Comment/Guest Recognition – Applicants and members of the public were recognized by Chair Hammond.

Approval of Minutes – April 06, 2026. After review, a motion was made by Gingrich and seconded by Swarr to approve the prior meeting minutes. The vote was unanimous approval.

BRIEFING ITEMS

- **26-004: Preliminary/Final Land Development Plan for 670 Lancaster Road, with waivers requested**
Harbor Engineering, Steve Gergley, and property owner, Judy Grillo were in attendance for this item and presented the layout of the plan, waivers requested, and answered various questions to the Planning Commission.

The proposal is to demolish the existing structures located on the property at 670 Lancaster Road and construct a 2-bay car wash and a drive-thru coffee shop. As part of this project, applicant will be installing curb and sidewalk along the street frontages of PA-SR 72 and W. Sun Hill Road. Due to the major decrease in impervious coverage, applicant proposes no stormwater features (such as basins or underground BMPs), but will be managing runoff associated with the development. Ongoing conversations are in progress with adjacent property owner Manheim Borough for the runoff proposed to Kauffman Park. Prior approvals include Penn Township Zoning Hearing Board approval for the drive-thru and dimensional variances for the car wash, all items were approved by the ZHB.

- **26-003: Preliminary/Final Land Development Plan & Lot Add On Plan for Penn Station Townhomes Expansion, with waivers requested**
Harbor Engineering, Amanda Groff, was in attendance for this item and presented the intent, layout of the plan, waivers requested, as well as answered questions the Planning Commission raised.

The plan was previously before the Planning Commission for approval of “Penn Station Townhomes”, Penn Township File No. 22-010 and is in active state of construction. As part of 26-003, the applicant proposes to demolish the existing structures on lots 2 and 3, and combine with lot 1 (existing Penn Station Townhome development). Lots 2 and 3 will contain 16 additional units in the development, for a net gain of 11, applicant will be adding additional on-street and off-street parking to serve the development and is in process of obtaining the amendment for the NPDES permit and DEP approvals. As part of this project, applicant is requesting waivers and modification/deferrals. 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.

DECISION ITEMS

- **26-001: 149 Doe Run Road/Baron Run, with waivers requested**
ELA and Benchmark, Jason Best and Devin Learn, were in attendance for this item and presented the plan, waivers, and expressed brief thanks to staff and consultants for efforts on the project.

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. It is noted this is the second application for the development of this parcel.

Staff Recommendation: Conditional Approval

On a motion from Gingrich and a second from Hammond, a motion to conditionally approve the plan with waivers as requested was made. The motion passed unanimously.

- **Chapter 27—Zoning Text Amendment: Add Definitions and Regulations For Data Centers**

Jennifer T. presented the item to the Planning Commission. One item was added for requirement of public water. The Planning Commission had no additional questions and found the draft as amended well crafted.

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.

On a motion from Gingrich and a second from Swarr, a recommendation of approval was made to the Penn Township Board of Supervisors to amend Chapter 27, Add Definitions and Regulations for Data Centers. The motion passed unanimously.

Communications:

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

Jennifer T. presented the sketch proposal for the grant at Hamaker Road to replace the bridge and install sidewalk. Due to the grant requirements, a letter of consistency from the Planning Commission is required. On a motion from Gingrich seconded by Hammond, the Planning Commission voted unanimously to execute the letter to apply for the grant.

- On a motion from Hammond and a second from Gingrich, the item: **Letter of Consistency for Grant at Fruitville/Oak Project** was added to the agenda.

- Jennifer T. presented explained the proposal for Fruitville/Oak Street. Due to the grant requirements, a letter of consistency from the Planning Commission is required. On a motion from Gingrich seconded by Swarr, the Planning Commission voted unanimously to execute the letter to apply for the grant.

- **Trail Map** – HRG will be digitizing the trails and uploading into CSDatum. Jennifer T. will take photos of trails for community mapping project. Trail map will be available online and in print.

ADJOURNMENT

On a motion from Gingrich and a second from Swarr, the Planning Commission adjourned at 7:45PM.

Respectfully submitted, Jennifer Tulonen