



PENN TOWNSHIP

LANCASTER COUNTY, PA

PENN TOWNSHIP PLANNING COMMISSION MEETING AGENDA

July 07 2026, 7:00 pm

Call to Order
Pledge of Allegiance
Public Comment

Approval of Minutes: June 01, 2026

DISCUSSION/BRIEFING ITEMS

Project: Sitework for the Snaveley Flour Mill Grain Transload Facility Concept Project

Waivers: \$22,602.3, Required Right-of-Way & Cartway Width

Applicant proposes the construction of a gravel road, railroad track and railroad track (re)configuration located on the parcel at the corner of Limerock Road and Penn Valley Road. Applicant also proposes bins and receiving buildings which will serve the grain mill and transload facility; all excavation and installation of stormwater facilities and improvements are proposed and will serve the site. In addition, applicant has conducted a speed study for the posting of a speed limit for portion of Penn Valley Road (T-910). The parcel on which the improvements are proposed is located in the Penn Township Agricultural (AG) Zoning District and approximately 6.9 acres. Applicant's proposal does propose clearing, grubbing with a proposed easement on the adjacent western property, owned by Lititz Borough Bureau of Water, adjacent property is located in the Penn Township Industrial (I) Zoning District and is approximately 7.5 acres.

Penn Township Project 26-009

Property ID: 5009749900000 (AG), 5002612800000 (I)

DECISION ITEMS

Project: Preliminary/Final Land Development Plan for 670 Lancaster Road

Waivers: SALDO & SWMO requests

The parcel as it exists currently in Penn Township serves the existing "Cain's Lane's" and residential apartments. The property is zoned Commercial (COMM). The total property size is approximately 1.36 acres. Applicant proposes demolition of the existing structures and construction of a drive-thru automatic car wash and small drive-thru coffee shop. As part of the proposal, applicant will provide sidewalk connection and interior pathways. Water service is via public water (MAWSA) and sanitary sewer is public (NWLCA). An NPDES permit will be required as part of the project due to the limit of disturbance and a PennDOT Highway Occupancy Permit (HOP) is required for access to PA-72. The Penn Township ZHB approved multiple requests at a meeting held in October 2025; Case#250995.

Penn Township Project 26-004

Staff Recommendation: Conditional Approval

Property ID: 5000775900000

• Sewage Planning Module for Penn Station Townhomes Expansion

The applicant is proposing to amend the approved plan to demolish the existing dwellings and multiple outbuildings and combining three of the existing lots into a single lot to expand the townhome development by constructing a net increase of 11 units, the existing site is currently under construction. One of the original four lots (132 Fruitville Pike) will remain its own lot with its building intact, resulting in two lots total. Removal of the existing on-lot septic systems at 244, 246 & 256 Fruitville Pike and extension of the proposed public sewer connection will be required to service the additional units. The sewage disposal method for the proposed dwellings and community building will be a private system that gravity flows to a new manhole on the south side of the right-of-way of South Oak Street. The existing duplex located at 132 & 136 Fruitville Pike laterals to the public sewer will remain unchanged.

Staff Recommendation of Approval for Sewage Planning Module

ADJOURNMENT

PENN TWP. UPCOMING MEETINGS

- Board of Supervisors: 7/13, 7/27
- Zoning Hearing Board: 7/8
- NWLCA: 7/21

- Penn IDA: 7/28
- ASAAC: 7/16

Next Planning Commission Meeting: August 03, 2026 | Plan submittal cutoff date is July 13, 2026

