

PENN TOWNSHIP
REVISED PLANNING COMMISSION MINUTES

DATE & TIME: JULY 7, 2026 7:00 PM

ATTENDANCE:

Members:	Fred Hammond Carrie Swarr Donna Shaw Cullen Ketcham	Others:	Amanda Groff, applicant Judy Grillo, applicant Taylor Groff, applicant Nick Hubbard, applicant, via zoom Sherry Hibshman, applicant
Staff:	Jennifer Tulonen, Township Planner Casey Kerschner PE, Township Engineer		

Call to Order

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

Public Comment/Guest Recognition – Applicants were recognized by Chair Hammond. No members of the public were in attendance.

Approval of Minutes – June 01, 2026. After review a motion was made by Ketcham and seconded by Shaw to approve the prior meeting minutes with the following amendments: Correct typo in paragraph 3 to “applicant” and clarify the discussion regarding improvements along Fruitville Pike in relation to the Timber Knoll development tract. The vote was unanimous approval, pending revisions.

Briefing Items

- **26-009: Sitework for the Snavely Flour Mill Grain Transload Facility Concept Project**

Applicants for the project, Taylor Groff, Groff Julius, and Nick Hubbard, VAA, (via zoom) presented the site plan, answered questions from and concept to the Planning Commission.

Snavely Mills is a 7th generation Lancaster County agricultural business and has opportunity to continue operations in Lancaster County by expanding through this site work and facility. To do so, 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 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.

Several questions were raised by the Planning Commission in regards to the rail line and frequency of trains. The applicant explained that conversations with the Norfolk Southern railroad regarding what full capacity at full build out will look like are still ongoing with the mill and partners. The facility will only operate during day time hours and is seeking to utilize modern-day dust collection as well as reduce noise as much as possible for an operation such as this.

The applicant was asked to provide additional information regarding frequency and number of rail cars to be taken in by the proposal during phases and full build out when the information is available. Without additional questions, the applicants for Snavely Mill left for the remainder of the meeting.

Decision Items

- **26-004: Preliminary/Final Land Development Plan for 670 Lancaster Road**

Amanda Groff with Harbor Engineering and property owner Judy Grillo were in attendance to present the item to the Planning Commission. Groff explained the existing site as it is in Penn Township. The parcel serves as 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. The sidewalks will be 5' in width and applicant will install localized bicycle parking. A waiver of pedestrian easement width was discussed; due to site constraints and the existing PA72 roadway, the Township reviewed it favorably. Water service is via public water (MAWSA) and sanitary sewer is public (NWLCA). An NPDES permit has been obtained as part of the project due to the limit of disturbance and a PennDOT Highway Occupancy Permit (HOP) is in progress for the access onto PA-72. Due to applicant's tract lines being extinguished, new deeds are required to be submitted for the property.

Questions from the planning commission included process for deed revision and procedure for Manheim Borough sign-off due to stormwater facilities installed on Borough property. An agreement is in process of being executed with the Borough and parties involved. There were no additional comments.

On a motion from Ketcham and second from Swarr, Plan No. 26-004 was recommended for conditional approved with all waivers as requested, including waiver of width for pedestrian easement, subject to applicant satisfying all conditions as stated in the Township review letters issued to the applicant. The vote was unanimous.

- **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.

On a motion from Ketcham and a second from Swarr, a recommendation of approval for the Sewage Planning Module was made. The vote was unanimous approval.

ADJOURNMENT

On a motion from Ketcham and a second from Shaw, the Planning Commission adjourned at 7:43PM.

Respectfully submitted, Jennifer Tulonen