



PENN TOWNSHIP

LANCASTER COUNTY, PA

PENN TOWNSHIP PLANNING COMMISSION

MEETING AGENDA

September 01, 2026, 7:00 pm

Call to Order

Pledge of Allegiance

Public Comment

Approval of Minutes: 08/03/2026

DECISION ITEMS

Project: Preliminary/Final Subdivision & Land Development Plan for Timber Knoll: Request for Waivers/Modifications	Waivers: SALDO & SWMO
Penn Township Project: 26-005	Staff Recommendations: <i>See Review Letter</i>
Brief Project Description: The property is located in the Penn Township Medium Density Residential (RM) Zoning District and is approximately 28.285 acres, net. The applicant proposes to develop the site with 71 total dwelling units; 31 single-family detached and 40 single family attached units. The proposed development will be served by public water and sewer, provided by MAWSA and NWLCA. The development will include dedication of two streets and private alleyways to serve internal functions and ingress/egress is supplied via Fruitville Pike which will require a PennDOT HOP. The applicant is additionally proposing connection to existing public street, Hallmark Drive (T-881), an NPDES permit is required due to the limit of disturbance.	
Property Tax ID(s): 5008686900000	

Project: Lot Add On Plan for Penn Lake Estate LLC: Non-Building Waiver Planning Module	Waivers: SALDO, approved with conditions
Penn Township Project: 26-002	Staff Recommendations: Approval
Brief Project Description: The applicants have submitted a lot add on plan to adjust lot lines for the subject property. No improvements are proposed and no construction, building, or earth disturbance is proposed as part of this lot-add on plan. The current properties are both existing preserved farms in Penn Township. Both subject properties are located in the Penn Township Agricultural (AG) Zoning District. Resultant acreages are as follows: Lot 1 87.43 acres and Lot 2 150.80 acres. Both properties are served by private on-site well and on-lot septic. <i>As part of this project, applicants have submitted a Request for Planning Waiver and Non-Building Declaration, the Township SEO is supportive of the approach, staff recommends.</i>	
Property Tax ID(s): 5007058400000, 5005054400000	

Project: Preliminary/Final Land Development Plan for 670 Lancaster Road, Sewage Planning Module Component 4A	Waivers: SALDO & SWMO, waivers & plan conditionally approved by BOS 8/24/26
Penn Township Project: 26-004	Staff Recommendations: Approval
Brief Project Description: <i>As part of this project, applicants have submitted for DEP action for the Planning Module for Sewage Collection and Treatment Facilities; Component 4A shall be approved by the municipality's Planning Commission. Staff recommends approval. The applicant's property will be served by public water and public sewer and applicant is in process of purchasing additional EDUs for the car wash and coffee shop development.</i>	
Property Tax ID(s): 5000775900000	

ADJOURNMENT

PENN TWP. UPCOMING MEETINGS

- Board of Supervisors: 9/14, 9/28
- Zoning Hearing Board: 10/14
- NWLCA: 9/15
- Penn IDA: 9/22
- ASAAC: 9/17

Next Planning Commission Meeting: October 05, 2026 | Plan submittal cutoff date is September 14, 2026

