PENN TOWNSHIP

LANCASTER COUNTY, PA

PENN TOWNSHIP PLANNING COMMISSION

MEETING AGENDA **November 04, 2026, 7:00 pm**

Call to Order
Pledge of Allegiance
Public Comment
Approval of Minutes: 09/01/26

DECISION ITEMS

Project: Preliminary/Final Subdivision & Land Development Plan for Cassel Signs	**Waivers:** SALDO & SWMO
Penn Township Project: 26-005	**Staff Recommendation: Conditional Approval**
Brief Project Description: The property is located in the Penn Township Agricultural (AG) Zoning District and is approximately 3.3 acres. The applicant proposes to develop the site with a new commercial building for Cassel Signs, building footprint of 15,346 sq. ft. which is proposed as 2-stories with a parking lot for employees and customers. The proposed development will be served by public water and septic; a DEP planning module has been approved for the project. The development will include two access drives via Fruitville Pike which will require a PennDOT HOP. For stormwater management, an MRC-facility is proposed and an NPDES permit is required due to the limit of disturbance exceeding 1-acre. Prior approvals include ZHB relief for a use variance and lot coverage allowance up to 53%, Case #220960, which were approved.	
Property Tax ID(s): 5000786900000	

Project: Preliminary/Final Land Development Plan for Penn Station Expansion	**Waivers**: SALDO & SWMO
Penn Township Project: 26-003	**Staff Recommendation: Conditional Approval**
Brief Project Description: The property is currently in active construction for the 53-townhouse development, Penn Station, and the proposed plan has been prepared to supersede the improvements as shown on the recorded plan. Prior approvals include a granted Special Exception from the Penn Township ZHB and variances. As part of the "Penn Station Townhome Expansion", the applicant is proposing to demolish the existing dwellings, barn and outbuildings and combine Lots 1, 2, and 3 into a single lot, and expand the proposed townhome development by constructing additional sixteen (16) units within the area noted as Lot 2 and Lot 3; Lot 4 will remain the same. Lot 1 will become approximately 19 acres and will be developed with a net increase of 11 residential units in addition to the original 53-unit proposal. The proposed limit of disturbance will be expanded by approximately 1.2 acres to include all of Lot 2 and Lot 3; a Major Amendment to the NPDES permit is required. The new dwellings will be served by public water and public sewer. Stormwater will primarily be managed by an above-ground infiltration facility, Erosion and Sedimentation Control Plans have been submitted to the Lancaster County Conservation District.	
Property Tax ID(s): 5009977200000, 5000711900000, 5000482300000, 5009704800000	

DISCUSSION ITEMS

Project: Preliminary/Final Land Development Plan for Penn Towne Center Office Building (Lot 7)	**Waivers:** SALDO & SWMO
Penn Township Project: 26-016	**Staff Recommendation: Revision**
Brief Project Description: The property is located in the Penn Township Commercial (COMM) Zoning District and is approximately 4.031acres. The applicant proposes to develop the site with a 3-unit office building, parking, access drives and stormwater management. The proposed development will be served by public water and sewer, provided by MAWSA and NWLCA. The development will be part of the existing Penn Towne Center development, Lot 7, which has remained unimproved/undeveloped. Applicant's limit of disturbance is denoted as 2.87ac.	
Property Tax ID(s): 5001158600000	

ADJOURNMENT

PENN TWP. UPCOMING MEETINGS

- Board of Supervisors: 11/9, 11/23
- Zoning Hearing Board: 12/9
- SWPPAB: 11/9
- NWLCA: 11//17
- Penn IDA: 11/24

Next Planning Commission Meeting: December 07, 2026 | Plan submittal cutoff date is November 16, 2026