

AGENDA
PLANNING COMMISSION

March 4, 2026

CALL MEETING TO ORDER: Flag Salute

APPROVE THE PLANNING COMMISSION MINUTES: February 4, 2026

PUBLIC COMMENTS:

OLD BUSINESS:

1. **Axis Jonestown Storage 1, LLC – Preliminary/Final Land Development Plan – 509 Jonestown Road.** – Waiting for Financial Security, payment of rec fee, signed plans, and approval of related agreements (SWM O&M Agreement, Developer’s Agreement, and Sidewalk Deferral Agreement). Plan will expire on May 31, 2026.
2. **181 Ridge Road – Minor Subdivision Plan** –Waiting on plan revisions. Plan will expire on May 5, 2026.
3. **BL Companies – Preliminary Final Subdivision/Land Development Plan – 2855, 2861, 2867 State Route 72** – Revised Preliminary Final Subdivision/Land Development Plan resubmitted. Plan expires May 1, 2026.
4. **Burkentine Builders & Sons – Preliminary Final/Land Development Plan –PA Jonestown Steel Grid Warehouse, LLC - 3217 State Route 72** – Waiting on plan revisions. Plan expires on June 1, 2026
5. **MAHG, LLC, 81-Room Hotel - Akens Engineering – Final Land Development Plan - 3068/3078 State Route 72** – accept a 90-day time extension and approve the following 5 waiver requests. Revised Final Land Development Plan resubmitted. Plan expires on March 4, 2026.
 1. **Section 3.04.B** – the Preliminary Plan submission requirement – This waiver is being requested based on the single-phase construction proposed by the plan. All Preliminary and Final Plan requirements will be satisfied prior to plan approval.
 2. **Section 4.03.C.5** – Requirement of Maximum scale of a plan – The applicant would like to submit the plan at 1”=30’ in order to be able to show the whole of the project on a single plan sheet and thereby lessening the amount of pages in the plan set and making the plan easier to read and interpret.
 3. **Section 5.13.B.1 & 5.13.B.4** – Sidewalks – The applicant would like a modification of the section in as much as the applicant still proposes sidewalk however it is only 5’ wide instead of the required 10’ and it is proposed internal to the site instead of along the right of way of the road.
 4. **Section 5.22** – Environmental Impact Assessment Report – Site is vacant with significant additional resources. A Traffic Impact Study confirms the project will not exceed the permitted vehicle trips per day or peak directional trip thresholds. The project will be served by existing public utilities with sufficient capacity. A Wetland Delineation Study was completed. All proposed site disturbance will occur outside of delineated wetlands and proposed stormwater management facilities will discharge via level spreaders to wetlands. Additionally, no historic resources are associated with the property.

6. Lebanon Newswanger Solar Farm – Final Land Development Plan – 107 Awol Road. – Waiting on plan revisions. Plan expires on May 31, 2026.

7. Review of the following Zoning Text Amendments:

1. Short-Term Rental Ordinance
2. Non-Commercial Keeping of Livestock & Domestic Fowl
3. Fences, Walls and Hedges
4. Parking and Storage of Unlicensed Vehicles
5. Roadside Stands – Home Goods

NEW BUSINESS:

OTHER COMMENTS: None

ADJOURNMENT