



**PLANNING DEPARTMENT**  
Cumberland County

## Cumberland County Review Report

Cumberland County Planning Department  
310 Allen Road, Suite 101  
Carlisle, PA 17013  
Telephone: (717) 240-5362

### Recommendation: Approval With Comments

<i>Name of Amendment:</i>				
Mini Warehouses in Commercial District				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Penn Township	8/16/2023	8/30/2023	SH, EG	KS
<i>Type of Amendment:</i>				
Zoning Text Amendment				

### Explanation of Amendment:

Penn Township has submitted a zoning ordinance text amendment that will permit a mini-warehouse by conditional use in the commercial zoning district. Currently, a mini-warehouse is permitted by right in the industrial zoning district. The Penn Township zoning ordinance was adopted on January 14, 2021.

The proposed amendment is generally consistent with the Cumberland County Comprehensive Plan and the Penn Township Comprehensive Plan.

### Administrative Comments and Recommendations:

1. The ordinance uses the term 'mini-warehouse' and the term 'mini-storage'. Both terms are defined. The township should consider using mini-storage to describe the use throughout the ordinance. If mini-warehouse is used, the definition should differentiate from a large warehouse.

### Technical Comments and Recommendations:

2. The township should consider expanding the requirements in section 1347 for 'mini-storage or mini-warehouse facilities' to limit the size of the individual units.

For example:

- A unit in a mini-warehouse should not exceed 500 square feet

Other municipalities in Cumberland County that permit a 'mini-warehouse' have seen large warehouse/distribution centers constructed that are occupied by 1-2 units and used for receiving, storage and distribution of products. The township should verify that they are protected from storage and distribution centers in the commercial district.

3. In addition to the comment above, the township should consider specifically prohibiting 'distribution' and storage of tractor trailers in section 1347.

*"Section 505 (b) and 609 (g) of the Municipalities Planning Code requires that amendments to municipal ordinances be filed with the county planning agency. If this amendment is approved, please forward a final copy to the county planning office so we may update our records."*