

**MINUTES  
BOARD OF COMMISSIONERS' PUBLIC MEETING  
JUNE 18, 2007**

**CALL TO ORDER - ROLL CALL - DECLARATION OF QUORUM:**

The Penn Township Board of Commissioners met in a regular session on Monday, June 18, 2007 at the Penn Township Municipal Building. President Klunk called the meeting to order at 7:00 P.M., with a roll call of members. Present were Commissioners Klunk, Stauffer, Johnson, Felix and Heilman. Also present were Solicitor Tilley, Manager Garvick, Police Chief Gilbert, Engineer Bortner and Zoning Officer Menges.

**PLEDGE OF ALLEGIANCE TO THE FLAG FOLLOWED BY A PERIOD OF SILENT MEDITATION:**

All in attendance stood for the Pledge of Allegiance to the flag, which was followed by a period of silent meditation.

**ANNOUNCEMENTS:**

President Klunk announced that, following the public meeting this evening, the Board of Commissioners would convene in an executive session with the Solicitor for the purpose of discussing legal and/or personnel issues.

**PRESENTATION:**

On behalf of the Penn Township Board of Commissioners, Commissioner Charles Stauffer accepted a \$1,000 donation from Nevin Baumgardner, representing the Hanover Eagles Aerie 1406. The funds are to be used for the Penn Township Child Abuse program. Police Chief Gilbert and the Commissioners thanked Mr. Baumgardner for the donation.

**PERSONS TO BE HEARD/CITIZENS COMMENTS:**

Noah Baublitz, 803 Blooming Grove Road, expressed concern about the barking dogs from the kennel located along Blooming Grove Road. He stated that the problems have increased since the new owner took over facility in December. He feels that the barking is a public nuisance. Robin Shipwash, 789 Blooming Grove Road, also expressed concern about the barking dogs and the problems she has using her property because of the dogs. Carey Baublitz, 803 Blooming Grove Road, also complained about the ongoing noise. Rich Baker, 646 Blooming Grove Road, stated that he could hear the barking at the store (Baker's Four Season, formerly Runkle's) which is a fair distance from the kennel. Commissioner Klunk suggested that the residents attend the Public Safety meeting on July 2, 2007 and prior to that they will review the zoning on the property.

**APPROVAL OF THE MINUTES FROM THE PREVIOUS MEETING:**

The minutes of May 21, 2007 meeting of the Board of Commissioners were approved as presented.

**PUBLIC HEARING:**

Commissioner Klunk stated that the purpose of the public hearing is to consider amending the Penn Township Zoning Ordinance by including Animal Hospital as a Use By Special Exception in the Shopping/Commercial and Industrial zones along with additions to the Ordinance of Definitions, and changes in the administration of permits. The public hearing was properly advertised in the Hanover Evening Sun.

Zoning Officer Menges stated that copies of June 5, 2007 York County Planning Commission recommendations were provided and the changes that were submitted were recommended for approval. The proposed changes include adding Animal Hospital as a use permitted by special exception in the Shopping Commercial and Industrial zones, changing what is required for a zoning permit; the permit expiration; the permit application process; insurance; use certificates amended to remove the reference to structures; the enforcement by the zoning officer along with appointment and powers; and action on building permits. The Ordinance of Definitions is being amended to add three new terms for code official, roll off dumpster, and temporary portable storage unit. These changes were recommended for approval by the York County Planning Commission.

There were no comments from the Board of Commissioners or the public. The Public Hearing was adjourned at this time.

**TOWNSHIP REPORTS - STANDING COMMITTEES:**

Finance Committee - Commissioner Heilman

Commissioners Heilman/Johnson moved to approve Township Warrants in the amount of \$784,886.39. Commissioner Klunk abstained from warrants for vendor #A0060. Motion carried.

Personnel Committee - Commissioner Heilman

Commissioners Heilman/Stauffer moved to appoint Kevin Adams, Geoffrey Miller, and Matthew Boyce as Penn Township Fire Department Captains effective July 1, 2007 with an annual salary of \$45,780. Motion carried.

Public Works Committee - Commissioner Johnson

There were no additions or changes to the Engineer's Report.

Planning & Recreation Committee – Commissioner Johnson

There were no additions or changes to the Zoning Officer's report.

Commissioners Johnson/Felix moved to approve a request dated April 25, 2007 from Snyder's of Hanover for a temporary waiver of the construction of curbs, gutters, and sidewalks on their property along York Street. Motion carried with Commissioner Stauffer abstaining.

Commissioners Johnson/Felix moved to approve a request dated May 15, 2007 from Cooper Motors requesting a waiver of a land development plan to pave an additional 10,800 square feet of parking area along Ruel Avenue. Motion carried.

Commissioners Johnson/Felix moved to approve a request dated May 17, 2007 from the South Western School District for a modification to an approved land development plan to increase the width of an access drive from eight feet to fifteen feet. Motion carried.

Commissioners Johnson/Felix moved to approve a request dated May 21, 2007 from Hanover Land Services for a temporary waiver of the sidewalk requirements at the proposed Gold's Gym on Broadway. They further moved to deny a request for a waiver of the curb installation requirements at the same property. Motion carried.

The following subdivision and land development plans were formally filed:

P07-18 – 877 York Street, LLC.  
P07-19 – Victory Freewill Baptist Church  
P07-20 – High Pointe @ Rojen Farms

Commissioners Johnson/Felix moved to approve the following subdivision and land development plans:

P06-19 – Boyd W. Arnold (Deceased) & Rolda E. Arnold aka Rolda E. Becker  
P06-25 – Peter & Penny Filus  
P07-03 – Penn Township Fire Department  
P07-09 – L. T. Timber  
P07-15 – Snyder's of Hanover  
P07-17 – Final Subdivision Plan for North Ridge Associates & Shank  
P07-20 – High Pointe @ Rojen Farms  
Motion carried with Commissioner Stauffer abstaining.

Commissioners Johnson/Felix moved to approve the following extension request that will expire on August 20, 2007:

P02-28 – Gateway Hanover  
Motion Carried

Commissioners Johnson/Felix moved to approve the following extension requests that will expire on September 17, 2007:

- P03-05 – Breezewood Drive Project
  - P03-11 – Thornbury Hunt
  - P06-01 – Burkentine South
  - P06-20 – Proposed Rutter’s Farm Store #6
- Motion carried.

Health & Sanitation – Commissioner Felix

Commissioners Felix had nothing to report.

Public Safety Committee - Commissioner Stauffer:

Commissioners Stauffer/Heilman moved to approve a request dated May 18, 2007 from the West Manheim Township Supervisors for assistance of the Penn Township Fire Police at the Pleasant Hill Carnival. Motion carried.

**MANAGERS REPORT:** There were no additions/corrections to his report.

**OLD BUSINESS:**

Commissioners Johnson/Felix moved to adopt Ordinance No. 663, amending Ordinance No. 623, the Zoning Ordinance of the Township of Penn. Motion carried on a 5-0 roll call vote.

Commissioners Johnson/Felix moved to adopt Ordinance No. 664, amending Ordinance No. 624, the Ordinance of Definitions of the Township of Penn. Motion carried on a 5-0 roll call vote.

Commissioners Johnson/Felix moved to authorize the execution of the Settlement Agreement with Joseph A. Myers regarding the stormwater management ponds in Hall Estates and Little Knoll Estates. Motion carried.

Commissioners Johnson/Felix moved to adopt Ordinance No. 665, accepting land as stormwater management land in housing development. Motion carried on a 5-0 roll call vote.

**NEW BUSINESS:** None

**PERSONS TO BE HEARD/CITIZENS COMMENTS:** None.

**QUESTIONS FROM THE PRESS FOR THE COMMISSIONERS:**

There were no questions from the press.

**ADJOURNMENT:**

There being no further business to come before the Board, Commissioners Stauffer/Johnson moved for adjournment at approximately 7:21 P.M. Motion carried.

Respectively submitted,

Jeffrey R. Garvick  
Township Manager