

PENN TOWNSHIP PLANNING COMMISSION  
FEBRUARY 4, 2016

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on Thursday, February 4, 2016 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Henry Senatore, Barbara Mahan, and Ray Van de Castle along with Township Engineer Bortner, and Zoning Officer Swanner.

The planners approved the January 7, 2016 planning commission minutes as submitted.

The planners receive the following zoning appeals and made the following recommendations to the Zoning Hearing Board:

**Z16-02-Patrick Muskin, 311 Deaven Road, Harrisburg, PA 17111. Applicant is requesting a special exception to Section 208.2 (Use Regulations) in order to operate a pet crematory. The property is located at 979 York Street in the H/B zone.**

Patrick Muskin, potential business owner, represented this request. Mr. Muskin is proposing to open a pet crematory at the property located at 979 York Street. His intention is to seek partnerships with local veterinary offices rather than doing business directly with families, though a family who contacts him directly would not be turned away. He estimates only being on site three days a week in the beginning adding days as business picks up. He will be the only employee on site unless the business grows to the point that he can't handle it all on his own. There is a parking space inside the building so he will be able to load and unload without disturbing the neighboring businesses. Planner Senatore asked if the animals would all be domesticated. Mr. Muskin responded that he will only be cremating domesticated animals and his equipment will only handle up to two hundred fifty pounds.

Planner Van de Castle asked for details on the equipment being used and any environmental concerns. Mr. Muskin explained that the equipment being used will be assembled off site and moved to the property once completed. The equipment meets all requirements in Pennsylvania and would be under the jurisdiction of the Department of Environmental Protection. He will have to be granted an air quality permit from DEP and it will be maintained through the life of the business with the DEP performing unannounced, on-site visits yearly. Initially, once the equipment is inspected and approved by the DEP, he will be granted a six month operating permit, which allows the machine to be installed. During the first six months the DEP will visit the site to watch the machine in operation and run tests to ensure it is functioning properly. Mr. Muskin noted that the DEP's standards on odor and smoke are stricter than the Penn Township Zoning Ordinance and he will be meeting the DEP's standards. Commissioner Van de Castle asked if natural gas would be used. Mr. Muskin responded that it will and he has already contacted Columbia Gas to make sure they can work with his requirements.

Planner Senatore pointed out that there is a definition for crematory in the zoning ordinance but it is not listed as a use by right or special exception in any zone. Mr. Muskin felt that this business is similar to an animal hospital or kennel which are in the zoning ordinance. Zoning Officer Swanner noted that there are several uses not delineated in the zoning ordinance and that will be addressed when a new zoning ordinance is adopted. He then asked Mr. Muskin why he chose this location for his business. Mr. Muskin stated that he was looking within one hour of his home and working within a certain budget. He said that most zones that could allow for this type of business only offer facilities that are too large for his needs. This location is also perfect with the drive in loading area.

Planners Senatore/Baker moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z16-02-Patrick Muskin requesting a special exception to Section 208.2 (Use Regulations) in order to operate a pet crematory as it meets the requirements for a special exception set forth in the Section 503.3 a) thru e). Motion carried on a 5-0 vote.

The planners reviewed the following waiver or exoneration requests:

Engineer Bortner reported that there is a waiver request for P15-16-Heights Avenue that was not submitted in time for this evening's meeting. It is concerning the elevation used on the plan. No discussion was held and no action was taken.

The planners reviewed the following Subdivision/Land Development plans and made the following recommendations:

**P01-28 – HIGH POINTE @ ROJEN FARMS, 751 Frederick Street, Hanover, PA 17331. A preliminary two hundred twenty-seven (227) lot subdivision located on Grandview Road in the R-22 and R-40 zones. (SOUTH).** There was no action taken on this plan.

**P03-30 – MUSTANG POINTE, Mummert Enterprises, 8 Stuart Avenue, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone.** There was no action taken on this plan.

**P04-25 – SOUTH HEIGHTS, J. A. Myers Building & Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fifty-nine (59) single-family building lots. The property is located within the southeast intersection of Cooper Road and Westminster Avenue, in the R-22 zone.** There was no action taken on this plan.

**P04-26 –STONEWICKE, J.A. Myers Building & Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street**

**between Clover Lane and Grandview Road, in the R-15 zone.** There was no action taken on this plan.

**P06-23 -BROOKSIDE AVENUE TOWNHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone.** There was no action taken on this plan.

**P14-08 - BROOKSIDE HEIGHTS - PHASE 2, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single - family attached dwellings. The property is located south of York Street and east of Brookside Avenue in the R-8 zone.** There was no action taken on this plan.

**ANITA MILLER SKETCH PLAN, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A sketch plan submitted for review. The property is located on the east side of Beck Mill Road in the R-22 zone.** There was no action taken on this plan.

**P15-13 – HANOVER WESLEYAN CHURCH, c/o Dave Hoover, P.O. Box 861, Hanover, PA 17331. A final land development plan submitted in order to construct a house of worship. The property is located at Hickory Lane in the R-22 zone.** There was no action taken on this plan.

**P15-14 – HANOVER STORAGE, LLC, Hanover Storage, LLC, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan submitted in order to construct mini-storage warehouses. The property is located at 900 Old Ridge Rod in the Industrial Zone.**

Scott Barnhart, Burkentine and Sons, represented this plan. There was no action taken on this plan.

**P15-15 – D& R BEAN,LLC, D & R Bean, LLC, P.O. Box 41, Spring Grove, PA 17362. A final land development plan submitted in order to construct a food manufacturing, storage warehouse and offices facility. The property is located at 25 Industrial Drive in the Industrial Zone.**

Jeff Zigler, KPI Technology, and Warren Debnam, agent for D&R Bean, LLC represented this plan. An adequacy letter has been issued concerning the erosion and sediment control permit from York County Conservation District. There was a zoning note added to the plans and it was approved by the zoning officer. Engineer Bortner verified that all engineering comments were addressed. Plans signed by the owner and engineer will be provided for review. Planner Van de Castle asked if they are still planning on renting the house that's on the property. Mr. Debnam responded that they will be renting it out as soon as water is run to the house.

Planners Senatore/Mahan moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 5-0 vote.

**P15-16 – HEIGHTS AVENUE, Burkentine and Sons, Inc., 330 Dubs Church Road, Hanover, PA 17331. A reverse subdivision and land development plan submitted in order to construct a nine (9) unit multi-family dwelling. The property is located at Peter and Heights Street in the R-8 zone.**

Scott Barnhart, Burkentine and Sons, represented this plan. There was no action taken on this plan.

**P15-17 – PINEBROOK-PHASE II, Pinebrook Villa, LLC, 330 Dubs Church Road, Hanover, PA 17331. A final reverse subdivision and land development submitted in order to create fourteen (14) multi-family dwelling units. The property is located on Breezewood Drive in the R-8 zone.**

Scott Barnhart, Burkentine and Sons, represented this plan. There was no action taken on this plan.

**P16-01 – THE DeVAN FARM, LOT 1, The DeVan Farm LLC c/o Lawrence DeVan, 67 Holly Hill Lane #300, Greenwich, CT 06830. A final reverse subdivision and land development plan submitted in order to adjoin a bordering lot. The property is located on the S.E. side of Hanover Pike SR 194 in the R-15 zone.** There was no action taken on this plan.

**P16-02-CONTAINMENT PROJECT (CONAGRA FOODS), the Dennis Group, LLC, 1537 Main Street, Springfield, MA 01103. The property is located at 680 West Chestnut Street in the Industrial Zone.** There was no action taken on this plan.

The meeting was adjourned at approximately 7:29 P.M.

Respectfully submitted,

Angela Hallett, Recording Secretary