

MINUTES
PUBLIC WORKS COMMITTEE
FEBRUARY 6, 2007

The Penn Township Public Works Committee met in public session on Tuesday, February 6, 2007 at 7:00 PM. Present were Vice-Chairman Felix and Commissioners Stauffer, Klunk and Heilman. Commissioner Johnson was absent with notice. Also present were Manager Garvick, Administrative Assistant Rodgers, Engineer Bortner, and Highway Foreman Mahan.

ANNOUNCEMENTS: Commissioner Stauffer announced the executive session that was held following the Finance Committee meeting on February 5, 2007 for the purpose of discussing a police personnel issue.

CITIZEN COMMENTS: None.

PUBLIC WORKS FACILITY: Engineer Bortner reported that a job conference was going to be held on February 7 regarding the public works facility. He expects to take possession of the building around February 15th. Hoffheins Construction is in the process of cleaning the offices and sealing the concrete floors. Some office furniture and equipment will need to be purchased. There is also a punchlist of construction items that will have to be completed. Paving, landscaping and planting of grass will have to be completed in the spring.

YORK/CENTER STREET SIGNAL PLAN: Engineer Bortner presented a plan for the improvements to York Street and Center Street for the proposed signalized intersection. The preliminary plan will have to be approved by Penn Dot before work can begin. The Township is still working with Burkentine and Sons developer on an agreement for the responsibility of the work involved with completing the improvements. There is no agreement on the pending sewer issues within the Township.

DEVELOPMENT PLAN COLLAGE: Engineer Bortner showed a plan that compiled all the proposed developments located along Grandview Road between Baltimore Street and Westminster Road including Whispering Run, High Pointe North, High Pointe South, Martine's Ridge, and Thornbury Hunt. The Penn Township Community Park includes all the proposed additions from purchases and dedications from developers. There are five lots in Penn Township that have been built as part of the High Pointe South project.

ZONING AMENDMENT: The Committee received a request dated January 17, 2007 from Attorney John J. Baranski, Jr. on behalf of the Penn Township Zoning Hearing Board. The request is to adopt an amendment to the Penn Township Zoning Ordinance to allow small animal hospitals and veterinary clinics as a use by special exception in the Shopping/Commercial and Industrial zones. This request came as a result of Zoning Case Z07-01, Brian E. Jenkins & Jodi K. Stolz-Jenkins. The applicants were seeking a variance to allow an animal hospital in the S/C zone. The Zoning Ordinance only allows animal hospitals in the highway business and the R-40 as special exceptions. The Zoning Hearing Board denied the variance request but requested the Board of Commissioners consider an amendment expanding the zones for this use. A zoning amendment would require a public hearing by the Board of Commissioners including recommendations from the Township and York County Planning Commissions. The Committee recommended pursuing the amendment and reviewing any other proposed amendments for the ordinance. The Manager will notify Attorney Baranski.

SHARRAH DESIGN GROUP: The Committee received a request dated January 16, 2007

from the Sharrah Design Group for a modification in accordance with Article VIII of the Township's Subdivision and Land Development Ordinance; from the requirements of Article IV with regards to contours and existing features for the Clyde and Anna Mae Martin property; and the Wolverine Holdings, LLC property. This plan shows several small pieces of land being swapped between several owners so that properties can be subdivided within existing proposed land development plans. The land swaps occur between the Thornbury Hunt Subdivision, Martin's Ridge Subdivision, and the South Heights Subdivision. The Committee recommended approval.

PENN TOWNSHIP FIRE DEPARTMENT: The Committee reviewed a request dated January 4, 2007 from Hanover Land Services, on behalf of the Penn Township Volunteer Fire Services, for a waiver to Section 507b of the Penn Township Subdivision Land Development Ordinance concerning access drives. They are asking for a waiver of the section that states that an access drive width shall not exceed 20 feet or be less than 10 feet. They are requesting to construct an entrance 148-feet wide to accommodate Emergency Service Vehicles to access Clover Lane and a 58-foot wide entrance to access Ripple Drive. The request appears both before the Board of Commissioners and the Zoning Hearing Board because the driveway requirement is in both the Zoning Ordinance and the Subdivision and Land Development Ordinance. The committee recommended approval.

RECREATION MATTERS: Administrative Assistant Rodgers reported that the Community Easter egg hunt is scheduled for March 31, 2007 at the Penn Township Community Park with a rain location at the former Ames building in the South Hanover Shopping Center.

GRANGER AND BALTIMORE STREET: Commissioner Stauffer noted that there is a storm drain at the intersection of Granger and Baltimore Street that may need repaired because it is sunken down. He is concerned about traffic traversing over the drain and problems this may create. Engineer Bortner was hoping that it could be repaired as part of the Baltimore Street overlay that would occur later this year. Highway Foreman Mahan stated that he has been observing the problem and feels that the grate will not fall but he will recheck to make sure that there has not been a change.

BENTLEY'S AT THE BARN: The Committee received a request from Bon Ton Builders for a waiver of a land development plan for Bentley's at the Barn to build a second floor addition over some existing walls. The Planning Commission recommended approval of this request. They are looking to create a storage area above the freezer that is about 18' x 28' using the existing walls. Commissioner Heilman stated that they are also doing some grading to address storm water issues. He reviewed the proposed additions and stated that they hope to be open by Valentine's Day.

ORDINANCES: Manager Garvick provided the Committee with several ordinances addressing tree trimming, pods, and some changes to the sign regulations along with changes to the ordinance of definitions. There is some concern about the use of portable on demand storage units (Pods) and the location and duration of such units.

CHIPPER: Engineer Bortner stated that the department received a new chipper last week.

The meeting adjourned at 7:47 p.m.

Respectfully Submitted

Jeffrey R. Garvick, Manager