

PENN TOWNSHIP PLANNING COMMISSION APRIL 4, 2019

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, April 4, 2019 at the Penn Township Municipal Building. Present were Planning members David Baker, Ronald Fanelli, Kathy Gill, Justin Heiland, and Joseph Klunk along with Engineer Bortner, Zoning Officer Smith, Township Secretary Sweeney, and Manager Rodgers, Clayton Black was absent with notice.

The planners approved the March 7, 2019 Planning Commission minutes as submitted.

The Planners received a request to review and make a recommendation to the Board of Commissioners on the following rezoning appeal:

**ZHB19-01-David Wickham, 605 Gitts Run Road, Hanover, Pa 17331. Applicant is requesting an amendment to the Penn Township Zoning Map in order to rezone property at Gitts Run Road and Industrial Drive consisting of Five (5) parcels. The property is located in the Industrial zone presently; the proposal is to rezone to the R-40 zone.**

A letter was received from Mr. Wickham stating that he would like to withdraw his request. Letter was missing the two of the three involved parties' signatures. Joseph Klunk recommended moving forward until the missing signatures were received. Andy Brough, Gitts Run Rd., LLC, owner of one of the properties across the street to be reviewed, was not aware of Mr. Wickham's intent to withdraw the request. Planner Baker inquired if Mr. Brough had any concerns. Mr. Brough stated that he is not part of the plans with Mr. Wickham.

Planners Fanelli/Gill moved for an un-favorable recommendation to the Penn Township Board of Commissioners on case ZHB19-01-David Wickham, 605 Gitts Run Road, Hanover, Pa 17331. Applicant is requesting an amendment to the Penn Township Zoning Map in order to rezone property at Gitts Run Road and Industrial Drive consisting of Five (5) parcels. The property is located in the Industrial zone presently; the proposal is to rezone to the R-40 zone. Motion carried on a 5-0 vote.

The planners received the following zoning appeals and made the following recommendations:

**ZHB19-07-Maitland Investment Corporation, 117 Frederick Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 204.2 (Use Regulations) in order to expand existing parking lot, existing clubhouse and to construct a new pro shop. The property is located at 925 Westminster Avenue in the R-22 zone.**

Paul Minnich, Attorney, Keith Good, CGA Contractors, and Kathryn Hoar, Maitland Investments, represented this request. They requested a favorable motion for the intent to expand parking, and clubhouse and build new pro-shop at existing golf course. Stating that the current neighbors are already aware they are residing by a golf course, Mr. Good, stated that two tracks of land would need to be purchased, one with an existing house, which would need to be torn down. Maitland Investment has an agreement of sale if the special exception is approved. Additional parking would be down along Westminster Avenue. Expansion of the club house is to expand and improve current banquet facilities and patio. A new pro-shop would be built at the end of the driving range. The applicant stated that a traffic study from PennDot is not required, as this would not change the current traffic flow. Planner Klunk inquired as to how many times the course been expanded, Ms. Hoar stated that the course had one expansion in the 1980s to add an additional nine holes. Planner Fanelli inquired how much parking there is now and how much will be added. Mr. Good stated currently 162 spaces, adding for a total of 321 spaces. Ms. Hoar stated they currently max out the parking approximately four to five times a year during peak season.

Planners Fanelli/Klunk moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB19-07-Maitland Investment Corporation, 117 Frederick Street, Hanover, PA 17331, requesting a special exception to Section 204.2 (Use Regulations) in order to expand existing parking lot, existing clubhouse and to construct a new pro shop, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 5-0 vote.

The planners reviewed and made recommendations on the following waiver requests:

**GHI Engineers and Surveyors, as a representative of Schlinder Elevator Corporation, are requesting a waiver to Section 605 (Landscaping and Bufferyards) and to Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance in regards to their land development plan. The property is located at 17 & 23 Industrial Drive.**

Gerry Funke, GHI, represented this request. They are requesting a waiver to Section 605, to plant trees along property line, and a waiver to Section 404 for Environmental Impact studies. Bill Rafferty, Schindler Elevator stated that the tree line will be similar to the existing trees on the existing property. Engineer Bortner made the clarification that the property is located at 21 & 23 Industrial Drive, not 17 & 23 Industrial Drive.

Planners Fanelli/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on request from GHI Engineers and Surveyors, for a waiver to Section 605 (Landscaping and Bufferyards) and to Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land

Development Ordinance in regards to their land development. The property is located at 21 & 23 Industrial Drive. Motion carried on a 5-0 vote.

The planners reviewed and made recommendations on the following pending subdivision/land development plans:

**P01-28 – HIGH POINTE @ ROJEN FARMS, Martin Hill, 4219 Hanover Pike, Manchester, MD 21102. A preliminary 227 lot subdivision located on Grandview Road in the R-22 & R-40 zones. (Pending sewer) (South Portion – Robert Sharrah)**  
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.

**SL17-10 – MUSTANG POINTE, J.A. Myers, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood Drive and Bowman Road in the R-8 zone.** There was no action taken on this plan.

**SL18-11 – 670 GITTS RUN ROAD L/D – Gerald Funke c/o GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A land development submitted in order to construct an addition. The property is located at 670 Gitts Run Road in the Industrial zone.** There was no action taken on this plan.

**SL18-13-LCBC-HANOVER, Lancaster County Bible Church, 2392 Mount Joy Road, Manheim, PA 17545. A land development submitted in order to construct a parking lot expansion. The property is located at 1504 Broadway in the S/C zone.**  
There was no action taken on this plan.

**SL18-18-AMERICAN HOME CONTRACTORS, LLC, 420 Glenville Road, Hanover, PA 17331. A final subdivision plan submitted in order to create two (2) single family attached residential lots. The property is located at 792-794 Baltimore Street in the H/B zone.**

Clark Craumer, Land Surveyor & Designer, represented this plan. Planner Heiland noted that the lot size had changed, Mr. Craumer resurveyed the property, the plans now show separate utilities to each lot.

Planners Klunk/Fanelli moved for a favorable recommendation to the Penn Township Board of Commissioners on case SL18-18-AMERICAN HOME CONTRACTORS, LLC, 420 Glenville Road, Hanover, PA 17331. A final subdivision plan submitted in order to create two (2) single family attached residential lots. Motion carried on a 5-0 vote.

**SL18-19-EMORY H. MARKLE INTERMEDIATE SCHOOL, South Western School District c/o Nathan Osborne, 225 Bowman Road, Hanover, PA 17331. A final land development plan submitted in order to construct an addition and renovations. The property is located at 225 Bowman Road in the R-8 zone.** There was no action taken on this plan.

**SL18-20 – STONEWICKE V – Clover Lane Development, L.P., 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fourteen (14) single family detached residential lots. The property is located at 310 Clover Lane in the R-15 zone.** There was no action taken on this plan.

**SL19-01 – P3 PT-1, LLC c/o Kevin Strunk, 2100 Quaker Pointe Drive, Quakertown, PA 18951. A land development submitted in order to construct a communication tower. The property is located at 255 Blettner Avenue in the Industrial Zone.**

Kevin Strunk, P3 Towers, submitted responses to staff comments, dated February 21, 2019, from Robert Smith, Penn Township Zoning Officer. Improvements were adjusted to meet setbacks from the internal property line.

Planners Fanelli/Klunk moved for a favorable recommendation to the Penn Township Board of Commissioners on case SL19-01 – P3 PT-1, LLC c/o Kevin Strunk, 2100 Quaker Pointe Drive, Quakertown, PA 18951. A land development submitted in order to construct a communication tower. Motion carried on a 5-0 vote.

**SL-19-02 – Andrew Y. & Sharon Brough, Casi Brough Murren, Eric A. Brough, 6895 E. Moulstown Road, Hanover, PA 17331. A final subdivision plan submitted in order to create three (3) residential lots. The property is located at 6895 E. Moulstown Road which is located in Heidelberg Township and the R-40 zone in Penn Township.**

Andy Brough, stated that the majority of the hundred acre farm is located in Heidelberg Township, with a small piece along Moulstown Road and Youngs Road located in Penn Township. See General Note 2. Lot #1 to rebuild in the area of the original farmhouse. Mr. Brough would like to preserve the property, and Heidelberg Township has approved his plans for subdivision however placed restrictions on future development.

Planners Fanelli/Heiland moved for a favorable recommendation to the Penn Township Board of Commissioners on case SL-19-02 – Andrew Y. & Sharon Brough, Casi Brough Murren, Eric A. Brough, 6895 E. Moulstown Road, Hanover, PA 17331. A final subdivision plan submitted in order to create three (3) residential lots. The property is located at 6895 E. Moulstown Road which is located in Heidelberg Township and the R-40 zone in Penn Township. Motion carried on a 5-0 vote.

**SL19-03 – ESAB – Solid Wire Waste Treatment Building, 1500 Karen Lane, Hanover, PA 17331. A land development submitted in order to construct a solid waste treatment building. The property is located at 1500 Karen Lane in the Industrial Zone.** There was no action taken on this plan.

**SL 19-04-Schindler Elevator Corporation, 23 Industrial Drive, Hanover, PA 17331. A final land development submitted in order to construct an addition for manufacturing and a separate commercial office. The property is located at 17 & 23 Industrial Drive in the Industrial zone.** There was no action taken on this plan.

**Public Comments:**

Mr. Brough requested advice from the Planners, stating that his plans for Gitts Run Road property presents a unique situation with the timing of the Board of Commissioners meeting scheduled for April 15, 2019. Approval has been received from Heidelberg Township. York County Conservation review was on March 18, 2019. His hopes is to have the project approval from the Penn Township Board of Commissioners prior to the re-zoning hearing at Heidelberg Township on May 1, 2019.

Mr. Brough asked what are the chances of having a conditional approval from the Board of Commissioners. Planner Klunk stated the probability would be unlikely due to two commissioners sitting on the Planning Board.

The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Donna M. Sweeney  
Recording Secretary

