

PENN TOWNSHIP PLANNING COMMISSION JANUARY 2, 2020

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, January 2, 2020 at the Penn Township Municipal Building. Present were Planning Members David Baker, Ronald Fanelli, Chad Yiengst, Justin Heiland and Wendell Felix, along with Engineer Bortner, Zoning Officer Smith, and Township Secretary Sweeney. Planners Clayton Black and Kathy Gill were absent with notice.

The Planning Commission took action to reorganize. Planners Felix/Fanelli moved to nominate David Baker Chairman. Motion carried. Planners Felix/Fanelli moved to nominate Clayton Black Vice-Chairman. Motion carried.

The December 5, 2019 Planning Commission minutes were approved as submitted.

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

ZHB19-26-The Wharf Group, LLC, Eric Hare c/o The Wharf Group, 13 Green Tree Drive, New Oxford, PA 17350. Applicant is requesting a special exception to Section 407.3 A (Replacement of one nonconforming use by another nonconforming use) in order to operate an office at the property. The property is located at 539 Baltimore Street in the R-15 zone.

Mr. Eric Hare, the owner of The Wharf Group, and Ms. Jackie Winard, Office Manager, represented this case. Mr. Hare is requesting a special exception to use the building as an office space on the first floor and continue to rent out the upper floors which contain two apartments. The building previously housed a plumbing business and prior to that the building was a chiropractic office. He has recently replaced the vinyl siding of the building and continues to make upgrades. Zoning Officer Smith commented that upon driving by he has noticed wheel barrel and equipment outside. Mr. Hare assured the committee that will not be the case in the future.

Planners Fanelli/Yiengst moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-26 The Wharf Group, LLC, 13 Green Tree Drive, New Oxford, PA 17350. Requesting a special exception to Section 407.3 A (Replacement of one nonconforming use by another nonconforming use) in order to operate an office at the property. Motion carried on a 5-0 vote.

Review and make recommendations on waiver and exoneration requests:
There were none.

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

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 residential building lots. The property is located within the southeast intersection of Cooper Road and Westminster Ave 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.

SL18-20-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.**

SL19-07-Markets at Hanover, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A land development plan and lot consolidation for market, brew pub and warehouse. The property is located at 1649 Broadway in the S/C zone.

There was no action taken on this plan.

SL19-08-Mavis Tire-North Hanover, JLM Real Estate Investment, LLC, 950 East Main Street, PO Box 472, Schuylkill Haven, PA 17972. A land development plan submitted to construct a tire sales and installation business. The property is located at 1324 Carlisle Street with the bulk of the acreage being located in Conewago Township, Adams County and the site frontage in Penn Township in the H/B zone.

There was no action taken on this plan.

SL19-13-Brookside Heights Phase IV, Brookside LLC 1454 Baltimore Street Hanover Pa.17331. A final subdivision plan submitted in order to create (78) residential lots for single family attached and multifamily dwellings. The property is located off South Center Street and Overlook Drive in the R-8 zone.

There was no action taken on this plan.

SL19-15-South Hills Golf Course, Maitland Investment, 630 Westminster Avenue, Hanover, PA 17331. A reverse subdivision and land development plan submitted to construct club house and pro shop and expand parking area. The property is located at 925 Westminster Avenue in the R-22 zone.

There was no action taken on this plan.

SL19-17-1020 Baltimore Street, Billy J. & Sadie Kress, 1020 Baltimore Street, Hanover, PA 17331. A land development plan submitted to construct a mini storage facility. The property is located at 1020 Baltimore Street in the S/C zone.

There was no action taken on this plan.

Public Comments: None.

The meeting was adjourned at 7:16 p.m.
Respectfully submitted,

Donna M. Sweeney,
Recording Secretary