

PENN TOWNSHIP PLANNING COMMISSION FEBRUARY 6, 2020

Vice-Chairman Clayton Black called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, February 6, 2020 at the Penn Township Municipal Building. Also present were planning members Mark Elksnis, Kathy Gill, Ray Van de Castle and Chad Yiengst along with Zoning Officer Robert Smith, and Township Engineer Eric Bortner. Chairman Dave Baker was absent with notice.

The January 2, 2020 Planning Commission minutes were approved as submitted.

The planners received the following zoning appeals and made the following recommendations: **There were none.**

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.

Mr. Robert Sharrah, Sharrah Design Group Inc., represented this plan. Mr. Sharrah stated that he has been working with the York County Conservation District and has completed additional soil testing that has been submitted, and has addressed most of the staff and York County Planning Commission comments. Sewage plan is at the York office of the DEP as well as the NPDES permit. Mr. Sharrah stated that he will need to request a waiver for lot width depth ratio, due to the configuration of the Maple Lane & Clover Lane intersection. There will be no additional streets added so it makes the lots

more than the two and one-half times the average width required. Engineer Bortner stated the two lots that are impacted the most contain the 50 ft gas easement. Engineer Bortner stated that he would like to meet with Mr. Sharrah to review the drainage and design of Clover Lane. Vice-Chairman Black asked about the crosswalk and stop bar traffic study. Engineer Bortner explained that they typically do not have crosswalks in smaller developments. Engineer Bortner also reported the Chief of Police would need to conduct a traffic study to see if there was a need for marked stop bars, however as the Public Works Director he stated that the crosswalks and stop bars were not needed. The stop sign will need a traffic study. Vice Chairman Black asked if any thought has been given to asking if the bordering neighbor to lot 14, if they would be interested in purchasing to ensure for an ease of maintenance, and they could possibly use as dog run area. Mr. Sharrah stated that no structures could be built on the lot and the area is designated for stormwater. Mr. Sharrah asked if the letter addressing staff comments would be sufficient or does he need to file a more formal zoning waiver request. Zoning Officer Smith stated that he does need to file a formal request as it will need to go before the Zoning Hearing Board.

**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.

Kris Raubenstine, Hanover Land Services, LLC, represented this plan. Mr. Raubenstine stated that the plan is to tear down the existing structure and replace with a facility that

houses the club house along with a banquet room, to host weddings. The proposed venue capacity is for 320 seats. He stated that all staff and York County Planning Commission comments have been addressed. The site is currently served by public water and sewer. Mr. Raubenstine also stated that the site will still hold golf activities, however the owners do not want the two uses to coincide. The intention is to have the golf end prior to a banquet event. Mr. Raubenstine stated the plans are to add additional parking spaces to bring the total to 196, new pavement, along with accompanying stormwater plan. Mr. Raubenstine stated that ideally, they would like to start construction in the spring. Zoning Officer Smith asked if the golf course will be closed on weekends when there is a wedding. Mr. Raubenstine stated that no, most golfers get an early start in the morning, and there may be some overlap when the Bride and Groom are arriving. Zoning Officer Smith stated that this is a major concern, and may cause a public safety issue. He stated that while there is no ordinance/requirement for parking spaces per hole on a golf course, he stated that the proposed parking is enough for the banquet facility only, and does not provide enough spaces if events should overlap, and does not want parking on Westminster Avenue. Planner Elksnis stated that he also has concerns about parking. He has been at the Golf Course during mid-day when the current lot was full, and feels that they are underestimating the amount of parking that will be needed. Planner Van de Castle asked what they intend to do for a clubhouse in the interim. Mr. Raubenstine replied that there has been some discussion of a temporary location where the golf carts are currently parked, but this has not been finalized. Planner Van de Castle also asked if there were any large openings to the banquet area, and expressed concerns of noise. Mr. Raubenstine, stated that there is a plan for an opening and patio in the back of the building, overlooking the golf course.

Planner Yiengst moved for a favorable recommendation to the Penn Township Board of Commissioners on SL19-15 South Hills Golf Course. Motion died as there was a lack of a second motion.

Mr. Raubenstine asked the Commission what they are looking for. Vice Chairman Black stated that the issue of concern is the overlapping use of business. If there were to be overflow parking and if they were to be on the grass area, this creates a non-conforming use, and would become an MS4 issue. He suggested Mr. Raubenstine contact Zoning Officer Smith with plans of future additional parking if the business were to find there is a need.

**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.**

**SL20-01-300 Beck Mill Road**, Gerald Funke c/o GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A subdivision plan submitted to create two lots. The property is located at 300 Beck Mill Road in the R-15 zone.

Mr. Gerald Funke, Group Hanover Inc., represented this plan. Mr. Funke presented updated plans to the Commission that addressed all staff and York County Planning Commission comments. The plan is to subdivide one lot off of the parcel, the owner has no plans at this time to subdivide the remainder of the parcel.

Planners Black/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on SL20-01 300 Beck Mill Road. Motion carried on a 5-0 vote.

**Public Comments:** None.

The meeting was adjourned at 7:49 p.m.

Respectfully submitted,

Donna M. Sweeney,  
Recording Secretary