

PENN TOWNSHIP PLANNING COMMISSION  
APRIL 5, 2018

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, April 5, 2018 at the Penn Township Municipal Building. Present were planning members David Baker, Clayton Black, Wendell Felix, Justin Heiland, Barbara Mahan, and Henry Senatore along with Township Engineer Bortner and Zoning Officer Smith.

The planners approved the March 1, 2018 Planning Commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations: None.

The planners reviewed the following waiver and exoneration requests and made the following recommendation: None.

The planners reviewed the following plans and made the following recommendations:

**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.

**P16-06 – BROOKSIDE HEIGHTS – PHASE 3, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan to create eighty-five (85) residential lots to construct single family attached and multifamily dwellings. The property is located east of South Center Street and west of Meadowbrook Drive in the R-8 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.

**SL17-16-1040 BALTIMORE STREET, Philip G & Amy Redding and James D. & Joanne Lee Miller, 230 Stock Street, Hanover, PA 17331. A land development plan submitted in order to construct mini-storage warehouses & single family**

**residential. The property is located at 1040 Baltimore Street in the S/C zone.**

There was no action taken on this plan.

**SL18-02 – AERO ENERGY, BULK PLANT CANOPY, Larry Marshall, East 230 Lincoln Hwy, New Oxford, PA 17350. A land development plan submitted in order to construct a canopy to cover an existing fueling station. The property is located at rear 1056 and 1060 Baltimore Street in the S/C zone.**

John Luciani with First Capital Engineering represented this plan. Mr. Luciani said this is a project for Aero Energy and they'd like to install a canopy to protect a grate. At the March 19, 2018 Board of Commissioners meeting a waiver was granted for landscaping and bufferyards. He said the plan will be signed by the owners. They are prepared to plant the row of arborvitae trees, similar to what was done at Saint Joseph's church. They are not adding any additional impervious area and Engineer Bortner asked that be clearly stated on the plan. They are willing to execute an Operation & Maintenance agreement for stormwater if one is required. They still need to add the date the waivers were approved by the Township to the plan. Mr. Luciani said that should address all Staff comments.

Planner Felix asked if the address has been straightened out. Mr. Luciani said the address has been confirmed and he has the deed for reference. They will make sure it's corrected on the plan. Planner Black asked why there is a note stating Aero will remove two tanks from the property. Mr. Luciani said they believed it was a reasonable trade off if the Township were willing to waive the landscaping and bufferyards requirement because they are old and unsightly tanks. Planner Black asked if it will become a zoning issue if they are not removed and it will.

Engineer Bortner said he hasn't seen the final plans yet but he doesn't think there is anything Staff can't take care of. Mr. Luciani said they'll make all necessary revisions to address Staff comments. He said they are all administrative changes that can be easily addressed. The Planners did not want to approve the plan until they've seen the final plan.

**SL18-03 – SOUTH WESTERN TURF FIELDS, South Western School District, 225 Bowman Road, Hanover, PA 17331. A land development plan submitted in order to construct turf fields. The property is located at 225 Bowman Road in the R-8 zone.**

John Luciani with First Capital Engineering represented this plan. He said they are working with the York County Conservation District and waiting for the NPDES permit. He said this is similar to the football stadium except they are doing a land development plan. Township Staff comments from the Chief of Police stated a problem with the crosswalk shown on the plan. Bowman Road is a Township street, but it needs Penn DOT approval because the crosswalk is in a school zone. South Western School District is willing to remove the crosswalk from the plan in order to move the process along. Planner Baker questioned which crosswalk is being removed. There was a misunderstanding that the existing crosswalk was being removed, but Mr. Luciani said all existing crosswalks are staying in place. They had hoped to place an additional

midblock crosswalk but are going to remove it from the plan to prevent any delays. He said it seemed logical to put the additional crosswalk in, partly for the benefit of disabled individuals trying to reach the fields. They may try to put it in at a later date. Planner Baker asked if they could put a crosswalk across the parking lot and have it connect with the existing crosswalk. Mr. Luciani said there is a pretty wide sidewalk and they use that to get to the crosswalk and parking lot and said it works pretty well.

Planner Heiland asked if anything has changed on the plan. Mr. Luciani said they are now showing lighting on the field and they sent in a lighting plan. There will be two lights at the two ends of the field. They will be seventy feet and ninety feet tall. They will be seventy feet from the property line. They are adding the lighting foundations to the plan which will be precast concrete. The lighting spilling off the field will be minimal because they are LED lights and very concentrated. Planner Baker asked how well the lights will illuminate the track. Mr. Luciani said there will be some illumination but not as much as the field. Planner Black asked if they will need a photometric plan. Mr. Luciani said they are just wrapping that up. Engineer Bortner asked if they had received York County Planning Commission comments. Mr. Luciana said he hasn't seen the letter yet but thinks they won't be reviewing the plan. The planners want to see the final plan with all revisions made and Mr. Luciani said he'd be back next month.

**SL18-04 – PENN TOWNSHIP COMMUNITY PARK, Penn Township, 20 Wayne Avenue, Hanover, PA 17331. A reverse subdivision submitted to create one lot to be used for recreational purposes. The property is located at 4601 Grandview Road in the R-22 zone.**

Planner Felix explained that this plan is a reverse subdivision combining the multiple parcels of the Community Park into a single parcel. Over the years the Township purchased some parcels and some were given and they total 31.5 acres. One of the reasons for doing this is to apply for grant funds. Planner Felix asked if WWTP Superintendent Mahone's comment about acreage being incorrect was addressed. Engineer Bortner said it has been taken care of.

Planners Heiland/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 6-0 vote.

**SL18-05 – ESAB STORAGE BUILDING, The ESAB Group, Inc., 1500 Karen Lane, Hanover, PA 17331. A land development plan submitted in order to construct a storage building. The property is located at 1500 Karen Lane in the Industrial zone.**

Vincent Wayne with Bucharth Horn represented this plan along with Eric Motter from ESAB. Mr. Wayne said they haven't received York County Planning Commission comments yet. He said the right-of-way for Wilson will be sixty feet instead of fifty and the two signatures on the plan will be notarized. They will submit an Operation & Maintenance agreement for stormwater per Engineer Bortner's comments. Planner Heiland asked if the concrete pad shown on the plan is existing and it is. Planner Heiland asked what the storage building will be used for. Mr. Motter said it's going to be a wastewater treatment building. They are installing new equipment to treat their water

and plan to recycle 98% of their water. Planner Felix asked if the WWTP Superintendent commented on the plan and Engineer Bortner said he reviewed it and had no comments. He believes Superintendent Mahone met with Carol from ESAB

Planners Black/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 6-0 vote.

The meeting adjourned at approximately 7:38 p.m.

Respectfully submitted,

Angela M. Hallett, Recording Secretary