

PENN TOWNSHIP PLANNING COMMISSION June 6, 2019

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, June 6, 2019 at the Penn Township Municipal Building. Present were Planning Members David Baker, Clayton Black, Ronald Fanelli, Justin Heiland, and Joseph Klunk along with Engineer Bortner, Zoning Officer Smith, and Township Secretary Sweeney. Planner Kathy Gill was absent with notice.

The May 2, 2019 Planning Commission minutes were approved as submitted.

Zoning Officer Smith made an announcement that the next Penn Township Planning Meeting will be held on Wednesday, July 3, 2019, at 7:00pm due to the July 4<sup>th</sup> Holiday.

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

**ZHB19-10-Billy J & Sadie Kress, 1020 Baltimore Street, Hanover, PA 17331. Applicant is requesting a variance to Section 625(f) (Minimum tract area shall be two (2) acres) and a special exception to Section 207.2 (Use Regulations) in order to construct mini-storage warehouses. The property is located at 1020 Baltimore Street in the S/C zone.**

Mr. Matthew Guthrie, Barley Snyder, represented this case. Billy and Sadie Kress would like to construct a mini-storage warehouse. All requirements are met as set forth in the ordinance except for the 2 acre minimum lot requirement, as the lot size is 1.5566 acres. Kris Raubenstine, HLS, Engineer, added that there is no proposed addition to sewer and water. Mr. Kress stated there will be no office, this facility will be accessed electronically. Plans are in the initial stage. They have tried to develop the parcel of land several times and have been unable to do so, because they cannot fit a high occupancy entrance which limits the use of the property.

Planners Fanelli/Heiland moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-10 Billy J & Sadie Kress are requesting a variance to section 625(f) (Minimum tract area shall be (2) acres). Motion carried on a 4-1 vote with Planner Black casting the dissenting vote.

Planners Fanelli/Heiland moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-10 Billy J & Sadie Kress are requesting a special exception to Section 207.2 (Use Regulations), with the condition that the same restrictions be added as were to the neighboring storage unit facility. Motion carried on a 4-1 vote with Planner Black casting the dissenting vote.

**ZHB19-11-Thomas & Hope Sanders, 183 Forry Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) and Section 300.9a (Utility Sheds) in order to construct a RV storage building and shed that encroaches into the side setbacks. The property is located at 183 Forry Avenue Rear in the R-8 zone.**

David Forsythe, Hanover Building Systems represented this case. Mr. and Mrs. Sanders would like to construct a storage building behind the front of their house to store a 24 foot RV. They are requesting to scale the setback requirement of 12 ft. to 4 ft. to allow a turning distance for the RV to enter the storage building. Existing shed on property will be moved 20 feet forward, to the side, but remaining behind the rear footprint of house. Zoning Officer Smith stated the property is a non-conforming lot, they have the required square footage, but not the width. The committee expressed concern that the plan does not meet Zoning Ordinance 502.3 articles a through e.

Planners Black/Klunk moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-11-Thomas & Hope Sanders, requesting a variance to Section 202.3 (Area and Bulk) and Section 300.9a (Utility Sheds) in order to construct a RV storage building and shed that encroaches into the side setbacks. Motion carried on a 4-1 vote with Planner Baker casting the dissenting 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.

**SL18-13-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.

**SL18-20 – 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.

**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.

**SL19-05-MAVIS DISCOUNT TIRE, JLM Real Estate Investments, LLC, 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 865 Baltimore Street in the S/C zone.**

Mr. Bob Sharrah, Sharrah Design Group, Inc., represented this case. The board reviewed the case at the May Planning Meeting, and was waiting for the York County Planning Commission comments, which have now been received and addressed.

Planners Black/Klunk moved for a favorable recommendation to the Penn Township Board of Commissioners on SL19-05 Mavis Discount Tire.

**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, 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.**

Mr. Bob Sharrah, Sharrah Design Group, Inc., represented this case. This is an existing vacant lot, in which the township line goes through the property, with the proposed building located in Conewago Township, and a portion of the parking lot in Penn Township. Mr. Sharrah attended a scoping meeting with PennDot, along with Township Manager Rodgers, Engineer Bortner, Zoning Officer Smith, and representatives from Conewago Township. The facility will have a right turn in, and a right turn out. There is an existing left turning lane at the traffic light that would permit a

left turn into the facility. Commissioner Heiland expressed concern about Penn Township being able to service the sewer, and questioned if the township has an agreement with Conewago Township. This information would have to be researched. Mr. Sharrah stated that Adams County Conservation will be responsible for the NPDES permit. Stormwater would flow to the rear of the building into Conewago Township. Mr. Sharrah stated that all of Penn Township requirements have been met in the plans.

Planners Klunk/Black recommended to wait to have comments and sewer questions addressed.

**Public Comments:** None.

The meeting was adjourned at 7:55p.m.

Respectfully submitted,  
Donna M. Sweeney  
Recording Secretary