

PENN TOWNSHIP PLANNING COMMISSION JUNE 4, 2020

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:01 p.m. via an online meeting on Thursday, June 4, 2020 at the Penn Township Municipal Building. Also present were planning members Clayton Black, Mark Elksnis, James Lumadue, Ray Van de Castle and Chad Yiengst along with Zoning Officer Robert Smith, and Township Engineer Eric Bortner. Planner Kathy Gill was absent with notice.

Chairman Baker read a summary of the Public Meeting Guidelines.

The May 7, 2020 Planning Commission minutes were approved as submitted.

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

ZHB20-06-Steven Ryniak, 179 Timber Lane, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct a deck that encroaches into the rear setbacks. The property is located at 179 Timber Lane in the R-15 zone.

Mr. Ryniak represented this case. Mr. Ryniak stated that he would like to construct a 12 ft wide deck that will encroach 9 ft into the rear setback of 30 ft from the back of the house. The rear of the lot extends 33 ft to the rear of the house. Proposed deck, rear entryway needs to be wide enough to allow access and entry of large appliance. Planner Black asked if this is going to be an open or enclosed deck. Mr. Ryniak stated that the deck will be open, he added that they are intending to use a composite wood such as Trek decking material. Planner Van de Castle asked how high off the ground the deck would be. Mr. Ryniak replied 7 1/2 ft off the ground, to meet up with the rear slider door, with a 42-inch railing around the edge. The aesthetics will be improved with replacing the builder installed stairs in 2003 that have become worn and dilapidated.

Planners Black/Yiengst moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB20-06-Steven Ryniak, 179 Timber Lane, Hanover, PA 17331, requesting a variance to Section 203.3 (Area and Bulk) in order to construct a deck that encroaches into the rear setbacks. Motion carried on a 6-0 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.

Mr. Robert Sharrah, Sharrah Design Group, Inc. represented this plan. Mr. Sharrah submitted a revised plan with lot revisions to follow the maximum permitted depth to width ratio of a building lot. The plan includes one pan-handle shaped lot, meeting the requirement of 2 ½-1 depth to width ratio. Mr. Sharrah wanted to present the redesign to the planning commission for any recommendations before moving forward with a more detailed plan. Planner Van de Castle stated that he was more comfortable with the plan with the gas line not being located under someone's driveway. Mr. Sharrah stated that the new lot line is located above the gas line which will be shared among four property owners. Engineer Bortner was comfortable with this new layout. The committee had no issues with the revised design.

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.

Mr. Kris Raubenstine, Hanover Land Services, Inc. presented this plan. Mr. Raubenstine stated that the developer would like to change the original plan of a

landscaping strip along the southern property line to a solid enclosed vinyl six-foot fence. Planner Van de Castle asked the reasoning, Mr. Raubenstine stated that it was less maintenance. Planner Yiengst asked what is along the southern property line, and Mr. Raubenstine stated that there is an existing residential home.

Planners Yiengst/Lumadue moved for a favorable recommendation to the Penn Township Board of Commissioners on 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. Motion carried on a 5-1 vote, with Planner Black casting the dissenting vote.

SL20-02-Gonzales & Sons Management, LLC, 27 Eastwood Drive, Hanover, PA 17331. A subdivision plan submitted to create two (2) lots for single family homes. The property is located at 517 Meade Avenue in the R-8 zone.

There was no action taken on this plan.

Public Comments: There were none.

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary