

PENN TOWNSHIP PLANNING COMMISSION
JULY 5, 2018

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, July 5, 2018 at the Penn Township Municipal Building. Present were planning members David Baker, Clayton Black, Kathy Gill, Justin Heiland, and Henry Senatore. Planning members Wendell Felix and Barbara Mahan were absent with notice.

The planners approved the June 7, 2018 Planning Commission minutes as submitted.

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

The planners reviewed and made recommendation on the following waiver request:

GHI Engineers & Surveyors, on behalf of Legacy is requesting a waiver to section 306.B.3 (Additional Stormwater Management Design Standards) of the Stormwater Management Ordinance to their land development plan. The property is located at 300 Fame Avenue.

Gerry Funke, GHI Engineers & Surveyors, represented this request. Mr. Funke explained they are asking for a 3 to 1 slope instead of a 4 to 1. The ordinance requires a 4 to 1 slope but it does allow for a 3 to 1 slope if ground cover is provided. Page six of the plan notes that there will be permanent stabilization on 3 to 1 slopes. Mr. Funke said this slope is needed to get the correct amount of volume. They are limited and can't go any further north because of possible future expansion of the trucking facility. Engineer Bortner stated the existing berm is already a 3 to 1 slope. Planner Baker asked if the Township had any concerns about this request. Engineer Bortner explained that the Township only has issues with a 3 to 1 slope on ponds that will eventually become the Township's because that slope is harder to mow. Mr. Funke said they are installing the required fence so there will be no risk of anyone falling in.

Planners Senatore/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 4-0 vote with Commissioner Heiland abstaining.

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.

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.

SL18-06 – LEGACY BUILDING EXPANSION, Legacy 92, LLC, 300 Fame Avenue, Hanover, PA 17331. A land development plan submitted in order to construct a building addition. The property is located at 300 Fame Avenue in the Industrial zone.

Gerry Funke, GHI Engineers & Surveyors, represented this plan. Planner Black asked if there was a lighting plan. Mr. Funke stated that there was but he only printed the first six sheets of the plan. Planner Black asked if Township Staff had reviewed the lighting plan and Engineer Bortner said they have. Planner Baker asked if the Township sees any potential issues with this plan and Engineer Bortner said they do not. Mr. Funke confirmed with Engineer Bortner that the improvement bond amount was accepted by the Board of Commissioners. Engineer Bortner stated it was recommended for approval at the Public Works Committee meeting but won't be approved until the July 16, 2018 Board of Commissioners meeting.

Planners Black/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 4-0 vote with Planner Heiland abstaining.

SL18-07 – YOUNGS WOODS, Penn Township, 20 Wayne Avenue, Hanover, PA 17331. A reverse subdivision submitted in order to create one lot to be used for recreational purposes. The property is located at 317 Blooming Grove Road in the R-15 zone.

Engineer Bortner stated this is a plan for Penn Township. In the early 2000's the Township bought a property to the south of Young's Woods. The purpose of this plan is to combine the property into a single parcel. Engineer Bortner said this is the same thing the Township did with the Community Park.

Planners Black/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 5-0 vote.

SL18-10 – MARKS AUTO BODY – PARKING LOT EXPANSION, David Marks, 35 Barnhart Drive, Hanover, PA 17331. A land development plan submitted in order to construct a parking lot expansion. The property is located at 35 Barnhart Drive in the Industrial Zone.

David Marks, owner of Marks Auto Body, represented this plan. Mr. Marks explained his company is growing and a parking lot expansion and possibly a small outbuilding for storage are needed. Mr. Marks stated he spoke to Matt Swanner previously about amending the original plan but he'd waited too long for that and needed a new plan. Planner Black asked if the floodplain ordinance allows for grading in the 100 year floodplain. Engineer Bortner said what's allowable within the floodplain is reviewed by Building Code Officer Boyd and someone will check with him. Planner Black asked if Township Staff had reviewed this plan. Engineer Bortner said he has, but York County Planning Commission has not commented yet.

Mr. Marks said his engineer had a question about Staff comments concerning the detention pond area. The original plan was developed for forty thousand square feet of coverage but they're only going to be at eighteen thousand square feet with the new parking and he believes the pond is adequately sized. Engineer Bortner said the stormwater management ordinance requires volume controls and the calculations need to be checked. The ordinance has changed since the original plan was approved for this property and the Township needs evidence that the volume meets the new requirements. Planner Black asked about the waiver request on the plan. Zoning Officer Smith said the waiver was granted in 2009 when the property was originally purchased. This is a new plan, but the waiver is still referenced. The Commission decided not to make a recommendation on this plan until all comments are received.

The meeting was adjourned at 7:19 p.m.

Respectfully submitted,

Angela M. Hallett
Recording Secretary