

PENN TOWNSHIP PLANNING COMMISSION JULY 3, 2019

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, July 3, 2019 at the Penn Township Municipal Building. Present were Planning Members David Baker, Clayton Black, Ronald Fanelli, Kathy Gill, Justin Heiland, and Joseph Klunk along with Engineer Bortner, Zoning Officer Smith, and Township Secretary Sweeney.

The June 6, 2019 Planning Commission minutes were approved as submitted.

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

ZHB19-12-Donald Eck Jr., 32 Allen Drive, 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 32 Allen Drive in the R-15 zone.

Applicant was not in attendance.

ZHB19-13-Robin Speno, 27 Scenic Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to operate an AirBnB. The property is located at 27 Scenic Drive in the R-8 zone. **Applicant is requesting the case to be postponed until next month's meetings.**

ZHB19-14-Susan & Robert Danton, 1155 Pearl Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 300.3 (Fences and Walls) in order to erect a fence that exceeds the maximum height in the front yard. The property is located at 1155 Pearl Drive in the R-22 zone.

Susan and Robert Danton represented this case. They reside on a corner lot of Pearl Drive and Whispering Lane, which is considered to be two front yards. They would like to install a 5 foot vinyl fence to enclose the yard to contain their three dogs. They are willing to change the style of the fence if Commission wishes. Fence would start just before a door on the side rear of the house facing Pearl Drive, and be placed five feet from sidewalk along Whispering Lane. Engineer Bortner stated that the three foot height requirement is in place for visual site distance for traffic and the driveway if it was situated on Whispering Lane, which is not the case.

Planners Black/Klunk moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-14 Susan & Robert Danton requesting variance to Section 300.3 (Fences and Walls). Motion carried on a 4-2 vote with Planners Heiland and Gill casting the dissenting votes.

ZHB19-15-Stephen Shupe, 890 York Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration of Nonconformity Use) in order to construct an addition to back side of house. The property is located at 890 York Street in the H/B zone.

Stephen Shupe represented this case. House was built in 1928, and is currently 1,500 sq ft, with 3 bedrooms. Would like to remove current enclosed porch and deck that has no foundation and would like to add to the basement, first and second floors, adding a family room and additional bedroom to accommodate his family. Mr. Shupe contacted the DEP, which stated they do not have to be involved since the house is not located in the flood way. House is however located in the flood zone, and last year the basement flooded due to the heavy rains. With the addition they hope to correct and strengthen the current foundation.

Planners Black/Fanelli moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-15 Stephen Shupe requesting a special exception to Section 407.2 (Expansion and Alteration of Nonconformity Use). Motion carried on a 6-0 vote.

Review and make recommendations on waiver and exoneration requests:

GHI Engineers and Surveyors, as a representative of the Markets at Hanover, are requesting a waiver to Section 605 (Landscaping and Bufferyards) of the Penn Township Subdivision and Land Development Ordinance in regards to their land development plan. The property is located at 1649 Broadway.

No one was in attendance to represent request.

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 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.

There was no action taken on this plan.

SL19-04-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.

SL19-07-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.

Public Comments: None.

The meeting was adjourned at 7:24 p.m.

Respectfully submitted,

Donna M. Sweeney
Recording Secretary