

PENN TOWNSHIP PLANNING COMMISSION
JULY 6, 2023

Chairman Zach Smith called to order a meeting of the Penn Township Planning Commission at 7:03 p.m. on Thursday, July 6, 2023. Also present were planning members Ronald Arnold, Pamela Berlingo, Ronnie Bull, Justin Heiland, Michael Hoover, and Jeremy Shry along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney.

All in attendance stood for the Pledge of Allegiance to the Flag, which was followed by a period of silent meditation.

The planners approved the June 1, 2023, Planning Commission minutes as submitted.

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

ZHB23-12- Lehigh's Greenhouse, 2392 Grandview Road, Hanover, PA 17331. The applicant is requesting a special exception under Section 322 (Uses Not Provided For) in order to hold a yearly fall event. The property is located at 2392 Grandview Road, Hanover, PA 17331 in the R-40 zone.

Mr. Justin Lehigh, 2392 Grandview Road, business owner, represented this request. Mr. Lehigh stated they held a fall fest event last year, not knowing they needed to apply for a special exception. They would like to make this an annual event with 35-50 vendors, several food trucks, and free activities for children. The event would be held on a Saturday from 10 a.m. to 4 p.m., anticipating 500-1,000 in attendance. The main parking lot holds 40-50 cars, with overflow parking in several wide-open fields. They would provide traffic direction within the event. The Commission asked if Mr. Lehigh would be willing to require all the attending food trucks be inspected by the Fire Chief prior to the event, and coordinate with the police department and the EMA Coordinator for safety precautions. The Commission also stated if granted, it would be for one time, and would need to appear before the Commission for each year the event would be held. Mr. Lehigh stated he would not have an issue.

Planners Hoover/Heiland moved for a favorable recommendation with the condition that it is reviewed by all appropriate Township personnel for safety precautions for this year only to the Penn Township Zoning Hearing Board in case ZHB23-12- Lehigh's Greenhouse requesting a special exception under Section 322 (Uses Not Provided For) in order to hold a yearly fall event as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 7-0 vote.

ZHB23-13- Rodney and Jolene Gonzalez, 100 Kortney Drive, Hanover, PA 17331. The applicant is requesting a variance to Section 300.3 (Fences and Walls) in order to

put up a fence that exceeds the maximum height of three (3) feet in a front yard area. The property is located at 100 Kortney Drive, Hanover, PA 17331 in the R-40 zone.

Mr. Rodney & Mrs. Jolene Gonzalez, 100 Kortney Drive, property owners, represented this request. Zoning Officer Smith reported the house sets back 72 feet from Kortney Drive, this is a corner lot, the house faces Grandview Road which sets back the required 50 feet. If the house address was Grandview Road, they would not need the variance. There is no sight distance issue. Mrs. Gonzalez reported the developer had already placed pine trees along the sidewalk close to where the fence would be placed. They are requesting to place a six-foot solid fence for privacy and to keep their dog in their yard.

Planners Bull/Hoover moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB23-13- Rodney and Jolene Gonzalez, requesting a variance to Section 300.3 (Fences and Walls) in order to put up a fence that exceeds the maximum height of three (3) feet in a front yard area as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 6-0-1 vote, with Planner Berlingo abstaining.

Review and make recommendations on waiver and exoneration requests:

Frederick, Seibert & Associates, Inc., on behalf of Homewood at Plum Creek, is requesting a waiver of exemption for a Land Development Plan and Stormwater Management Plan. The property is located at 425 Westminster Avenue.

Township Engineer reported waiver request dated June 23, 2023, states the project consists of the addition of a 610 square foot sitting room off an existing sidewalk. They are requesting the waiver due to the small scale of the project, the proposed roof drain tying directly into the existing stormwater management pond, and the proposed impervious area is less than 1,000 square feet. Zoning Officer Smith expressed concern that we have not waived before and does not want to set a precedent.

Planners Arnold/Bull moved for an unfavorable recommendation to the Penn Township Board of Commissioners for a waiver of exemption for a Land Development Plan and Stormwater Management Plan. Motion carried on a 6-1 vote, with Planner Hoover casting the dissenting vote.

The planners reviewed and made recommendations on the following pending subdivision/land development plans:

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.

SL21-05-ELSNER ENGINEERING WORKS, Elsner Engineering Works, 475 Fame Avenue, Hanover, PA 17331. A final subdivision plan was submitted in order to construct an Industrial Building for the expansion of Elsner Engineering. The property is located West of the intersection Barnhart Drive and Industrial Drive, Hanover, PA in the I-Industrial zone. **There was no action taken on this plan.**

SL22-01 – WATER STREET FOUR, LLC, Hanover Land Services, Inc, 585 McAllister St, Hanover, PA 17331, A Preliminary/Final Land Development plan submitted in order to create one-hundred twenty-two (122) new residential units. The property is located on Moulstown Road in the R-8 Urban Residential zone. **There was no action taken on this plan.**

SL22-07-CARROLL COUNTY CHRISTIAN CENTER, Hanover Land Services, 585 McAllister Street, Hanover, PA 17331. A Preliminary/Final plan submitted in order to construct a new house of worship facility. The property is located at 889 Baltimore Street in the SC zone. **There was no action taken on this plan.**

SL22-10- 934 BALTIMORE STREET – CODY BENTZEL, GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A Consolidation/Land Development Plan was submitted in order consolidate two parcels, convert existing buildings and proposed building into a retail space. The property is located at 934 Baltimore Street in the HB Highway Business Zone. **There was no action taken on this plan.**

SL22-11- LIBERTY RESTORATION & CONSTRUCTION LLC, Hanover Land Services, Inc., 585 McAllister Street, Hanover, PA 17331. A Preliminary/Final Reverse Subdivision and Land Development Plan was submitted in order to consolidate two parcels into a sales office space. The property is located at 10 Westminster Avenue in the R-8 Urban Residential Zone. **There was no action taken on this plan.**

SL22-12- HOLLAND CONSTRUCTION -100 BLETTNER AVE, Site Design Concepts, Inc., 127 W. Market Street, Suite 100, York, PA 17401. A Preliminary/Final Land Development Plan was submitted in order to construct a proposed industrial building. The property is located at 100 Blettner Avenue in the A-O Apartment or Office Zone. **There was no action taken on this plan.**

SL22-13- STONEWICKE IV – 1025 BALTIMORE STREET, Stonewicke LP, 107 Little Bridge Road, Hanover, PA 17331. A Final subdivision plan was submitted in order to create twenty-six (26) new residential lots. The property is located at 1025 Baltimore Street in the R-15 zone.

Mr. Kris Raubenstine, Hanover Land Services, Inc., represented this plan. Engineer Bortner reported that revised plans were received on June 22, 2023, that addressed all York County Planning Commission and Penn Township staff comments. He reported the only outstanding item is the bond and it was presented to the Public Works Committee earlier this week.

Planners Bull/Heiland moved for a favorable recommendation on the condition the bond issue has been satisfied to the Penn Township Board of Commissioners on SL22-12-Stonewicke IV. Motion carried on a 7-0 vote.

SL22-15- WAWA FOOD MARKET & FUELING STATION, Dynamic Engineering Consultants, PC/Dynamic Survey LLC, 1007 Baltimore Street, Hanover, PA 17331. A Preliminary Subdivision/Land Development Plan was submitted proposing the construction of a Wawa Food Market & Fueling Station. The property is located at 1007 Baltimore Street in the S/C zone. **There was no action taken on this plan.**

SL23-03-HANOVER TERMINAL INC., 201 CENTER STREET, GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A Final Land Development Plan was submitted in order to construct a warehouse facility. The Property is located at 201 Center Street in the Industrial (I) zone. **There was no action taken on this plan.**

SL23-04- 820 HERSHEY HEIGHTS ROAD – SMALL & RINKER, Hanover Land Services, Inc., 585 McAllister Street, Hanover, PA 17331. A Final Add-On Subdivision Plan was submitted in order to reverse subdivide two parcels. The property is located at 820 Hershey Heights Road in the R/C zone.

Mr. Kris Raubenstine, Hanover Land Services, Inc., represented this plan. Mr. Raubenstine reported all York County and Penn Township staff comments have been addressed. He is waiting for clarification on the property line in Adams County.

Planners Bull/Arnold moved for a favorable recommendation to the Penn Township Board of Commissioners on SL23-04-820 Hershey Heights Road-Small & Rinker. Motion carried on a 6-0-1 vote, with Planner Hoover abstaining.

Draft Zoning Ordinance: After some discussion, the Commission decided to hold the conversation until new planning member Jeremy Shry had the opportunity to review the draft copy. Zoning Officer Smith will forward a copy of the current draft Zoning Ordinance along with the York County Planning Commission Comments to all members of the Commission.

Public Comments: There were none.

The meeting was adjourned at 8:04 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary