

PENN TOWNSHIP PLANNING COMMISSION AUGUST 1, 2019

Co-Chairman Clayton Black called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, August 1, 2019 at the Penn Township Municipal Building. Present were Planning Members Ronald Fanelli, Kathy Gill, Justin Heiland, and Joseph Klunk along with Zoning Officer Smith, and Township Secretary Sweeney. Planning Chairman David Baker was absent with notice.

The July 3, 2019 Planning Commission minutes were approved as submitted.

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

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 the October Meeting.**

ZHB19-16-Carter Lumber Company, 601 Tallmadge Road, Kent, OH 44240. Applicant is requesting a variance to Section 304.3 (Loading Space) in order to construct a loading dock in the front yard area. The property is located at 8 Barnhart Drive in the Industrial zone.

Mr. Gerald Funke, GHI Engineers and Surveyors, represented this case. Carter Lumber is requesting a variance to Section 304.3. The existing building has two dock doors on the east and west side and would like to expand the number of dock doors by four on the east side and two on the west side. This is a corner lot and would enable more efficiency for the product to flow one way, having trucks enter through Industrial Drive and exit onto Barnhart Drive. Mr. Funke noted that there are several other businesses within the Industrial Zone with loading docks in the front yard. Mr. Chuck Price, VP Carter Lumber, stated the facility will not have retail sales and will be utilized strictly for manufacturing, constructing doors and trim for contractors and customers.

Planners Fanelli/Klunk moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-16 Carter Lumber Company requesting variance to Section 304.3 (Loading Space). Motion carried on a 5-0 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.

Mr. Gerald Funke, GHI Engineers and Surveyors, represented this request. The concern is that the full streetscape bufferyard would obscure the view of the building and signage. Would like to reduce the number of trees and shrubs by one-half. Zoning Office Smith requested the lighting plan, Mr. Funke stated that the lighting plan has not changed and is marked on the original plan that has been submitted. Full bufferyard is in place at the rear of the building.

Planners Fanelli/Klunk moved for a favorable recommendation to reducing the required amount of trees by half, and keeping the required amount of shrubs, to the Penn Township Board of Commissioners on request from GHI Engineers and Surveyors requesting a waiver to Section 605 (Landscaping and Bufferyards) of the Penn Township Subdivision and Land Development Ordinance. The motion carried 5-0.

GHI Engineers and Surveyors, as a representative of Carter Lumber Company, are requesting a waiver to Section 605 (Landscaping and Bufferyards) and to Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance in regards to their land development plan. The property is located at 8 Barnhart Drive.

Mr, Gerald Funke, GHI Engineers and Surveyors represented this request. Mr Funke stated that the property is located in the Industrial Zone. Streetscape was not required as part of previously development on this site.

Planners Fanelli/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on request from GHI Engineers and Surveyors requesting a waiver to Section 605 (Landscaping and Bufferyards) and to Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance. The motion carried 4-1, with Commissioner Heiland casting the dissenting vote.

CHR Corporation is requesting waivers to Section 403 (Feasibility Report on Sewer and Water Facilities) and to Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance and a waiver to Stormwater Management Ordinance 728 in regards to their land development plan for Rutter's #52. The property is located at 1400 Baltimore Street.

Mr. Eric Thomas, of Rutter's, represented this request. He is requesting a waiver of the requirement to submit a Sewer & Water Feasibility Report due to the proposed two additions to current store is less than 800 sq. ft. and already serviced by public sewer and water. A request for a waiver to Section 404 of the requirement to submit an Environmental Impact Study, stating the proposed additions will not have a significant impact on any of the environmental impact features listed in the ordinance, and also a waiver to the Stormwater Management Ordinance, that the proposed building addition is in areas which are currently covered in asphalt pavement or concrete curb/sidewalk. Planner Black asked why he was requesting a waiver to the Stormwater Management

Ordinance, when he stated that there would be no disturbance. Mr. Thomas replied that he has not had a chance to speak with Engineer Bortner, and made the request in case it was necessary. Mr. Thomas stated that the canopy to the rear of the building (formally a bank drive thru) will be removed and will be covered in asphalt. Planner Gill questioned if the intersection would be widened on Baltimore Street, Commissioner Klunk responded that not that he is aware, but York County conducted a signal timing study that still in progress. Mr. Thomas stated the Proposed Addition is to add more sales floor and to add new fuel tanks, which will be regulated by the Department of Labor and Industry and the DEP. The current tanks will remain, and they plan to upgrade the pumps.

Planners Black/Fanelli moved for a favorable recommendation to the Penn Township Board of Commissioners on a waiver request to Sections 403 (Feasibility Report on Sewer and Water Facilities) and to Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance. Motion carried on a 5-0 vote.

Planners Black/Heiland moved for an unfavorable recommendation to the Penn Township Board of Commissioners on a waiver request to the Stormwater Management Ordinance 728. Motion carried on a 5-0 vote.

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.
There was no action taken on this plan.

SL19-04-SCHINDLER ELEVATOR CORPORATION, 23 Industrial Drive, Hanover, PA 17331. A final land development plan 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.

Mr. Gerald Funke, GHI Engineers and Surveyors represented this plan. Reviewed and submitted a second set of plans that addressed all staff comments. Parking area will be completed in a total of four consecutive phases. Mr. Funke stated that York County did not review the plans because no additions will be made to current building. The originally planned seating has been decreased by thirty six. Zoning Officer Smith asked if the proposed seating amount for the pub area was within the current sewer EDUs. Mr. Funke stated he was in contact with WWTP Superintendent Bill Mahone and still falls within 12 EDUs. Mr. Funke stated that there are two outstanding phases which are bonding, and NDPEs Permitting and review from Engineer Bortner for Stormwater. Ms. Liz Johnides, Hanover Markets, stated that the brew pub would be closed on Monday and Tuesdays, with extended hours Wednesday, Thursday, Friday and Saturday, and hours Sunday afternoon.

Planners Fanelli/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on the condition that all staff comments have been addressed. Motion carried unanimously.

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.

SL19-09-High Pointe at Rojen-South-Phase S-1, Woodhaven Building & Development, Inc., 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan submitted in order to create twenty-nine (29) residential lots for single family detached homes. The property is located at 4600 Grandview Road in the R/C zone.

There was no action taken on this plan.

SL19-10-Carter Lumber Company, GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A land development plan submitted in order to construct a lumber company. The property is located at 8 Barnhart Drive in the Industrial zone.

There was no action taken on this plan.

SL19-11-Rutter's #52-Proposed Building Expansion, CHR Corp., 2295

Susquehanna Trail, Suite C, York, PA 17404. A land development plan submitted in order to construct a building addition. The property is located at 1400 Baltimore Street in the S/C zone.

There was no action taken on this plan.

SL19-12-Stonewick-Phase II, Stonewicke, LP, 107 Little Bridge Road, Hanover, PA 17331. A subdivision plan submitted to create forty-seven (47) residential lots for single family detached dwellings. The property is located between Clover Lane and Grandview Road in the R-15 and S/C zones.

There was no action taken on this plan.

Public Comments: None.

Mr. Gerald Funke, GHI Engineer and Surveyors asked the Planning Members if they had any additional questions for Mr. Chuck Price and Mr. Albeno Avanesyan representatives of Carter Lumber Company before they departed for Ohio. Mr. Price stated that Carter Lumber Company has 165 locations within 13 states. They are not a lumber yard, but a manufacturer of interior doors and trim. The outside storage area will be fenced and the storage area is for materials not for tractor trailers. Mr. Funke added that the stormwater area will be decreased and fenced in. The commission had no further questions at this time.

The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary

