

PENN TOWNSHIP PLANNING COMMISSION
AUGUST 6, 2020

Planner Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:03 p.m. via an online meeting on Thursday, August 6, 2020. Also present were planning members Mark Elksnis, Kathy Gill, James Lumadue, along with Zoning Officer Robert Smith, Township Engineer Eric Bortner and Township Manager Rodgers. Chairman David Baker joined the meeting at 7:10 p.m., and Planner Chad Yiengst was absent with notice,

Planner Elksnis read a summary of the Public Meeting Guidelines.

The planners approved the July 2, 2020 Planning Commission minutes as submitted.

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

ZHB20-10-Ramir and Luzaida Soriano, 25 Gardenia Drive, Hanover, PA 17331.
Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct an addition that encroaches into the setbacks. The property is located at 25 Gardenia Drive in the R-15 zone.

Joan Crawford, Joan Crawford Construction represented this case. Ramir and Luzaida Soriano, property owners, reside on a corner lot, and would like remove the existing wooden deck at the rear of the house and expand the kitchen by twelve feet. The addition would encroach into the rear setback by eight feet. Ms. Crawford stated the Soriano's have their elderly parents residing with them and the current kitchen/dinning area is too small. Planner Elksnis and Van de Castle expressed their concern for safety reasons that there is no exit door in the rear of the house on the proposed plan. Ms. Crawford reported the home has the front door and an exit off of the kitchen into the garage. Zoning Officer Smith reported as long as they have two means of egress that is all that is required. Ms. Crawford stated that an exit door with a step could be added to the plan if required.

Planners Van de Castle/Elksnis moved for a favorable recommendation to the Penn Township Zoning Hearing Board on ZHB20-10-Ramir and Luzaida Soriano, 25 Gardenia Drive, Hanover, PA 17331, requesting a variance to Section 203.3 (Area and Bulk), as it meets the requirements as set forth in Section 502.3 a) thru f), in order to construct as addition that encroaches into the rear setbacks, with the stipulation that an exit door be added and no request will be submitted for the addition of a deck in the future. Motion carried on a 4-0 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:

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.

SL19-13-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.

SL20-05-Beechwood Ventures, LLC, 1454 Baltimore Street, Hanover, PA 17331. An amended land development plan submitted in order to amend previous plan to remove trees & shrubs in rain gardens. The property is located at 22 South Center Street at end of Charles Ave. cul-de-sac in the R-8 zone.

Mr. Ted Decker, Group Hanover, Inc. and Mr. Mickey Thompson, Burkentine Builders, Inc., represented this plan. Mr. Decker reported that the plan was originally approved in 2017. The homes have been constructed, and they have reached the stage of the landscaping of the rain gardens. They are requesting to change originally approved trees and shrubs in the rain garden to a rain garden seed mix consisting of grasses and wildflowers. They have received approval from York County Conservation for the change. The developers do not wish to place the trees and shrubs in the wetlands due to the amount of long-term maintenance. Mr. Thompson reported that the types of trees and shrubs that were originally planned for the area would not survive in the wetlands and the grasses and wildflowers would be self-sustaining. Planner Van de Castle inquired if cattails could be included, as they help to clean standing water, and help

prevent erosion. Mr. Decker stated he did not see that as a problem, and could be added.

Planners Elksnis/Lumadue moved for a favorable recommendation to the Penn Township Board of Commissioners of SL20-05 – Beechwood Ventures, LLC, amending the previous plan and remove trees & shrubs in rain gardens. Motion carried on a 4-0 vote.

Engineer Bortner requested to be informed by Mr. Decker or Mr. Thompson when the rain garden is to seeded so the inspection could take place at the same time.

SL20-06-High Pointe at Rojen Farms-South Section Phases II-D, E, & F., High Pointe LLC 4175 Hanover Pike, Manchester, MD 21102. A subdivision and land development plan submitted to create one hundred and four (104) lots for residential. The property is located at Knobby Hook Lane in West Manheim Township in their R zone.

Mr. Robert Sharrah, Sharrah Design Croup, Inc. represented this plan. Mr. Sharrah, reported that the phases of this plan are located in West Manheim Township, and requesting approval because a portion of the previous phases are located in Penn Township. The plans have been approved by West Manheim Township, and this is just a formality.

Planners Van de Castle/Elksnis moved for a favorable recommendation to the Penn Township Board of Commissioners on SL20-06 – High Pointe at Rojen Farms-South Section Phases II-D,E, & F., Hight Pointe LLC to create one hundred and four lots for residential use in West Manheim Township.

Public Comments: There were none.

The meeting was adjourned at 7:44 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary