

PENN TOWNSHIP PLANNING COMMISSION
SEPTEMBER 6, 2018

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, September 6, 2018 at the Penn Township Municipal Building. Present were Planning members David Baker, Justin Heiland, Barbara Mahan, and Henry Senatore, along with Engineer Bortner, Zoning Officer Smith, and Recording Secretary Hallett. Planning members Clayton Black, Wendell Felix, and Kathy Gill were absent with notice.

The planners approved the August 2, 2018 Planning Commission minutes as submitted.

The planners received the following zoning appeal and made the following recommendation:

ZHB18-14-LCL York Village Assoc., LP, 199 Baldwin Road, Suite 140, Parsippany, NJ 07054-2397. Applicant is requesting a variance to Section 503.4.c (Additional conditions) and a special exception to Section 206.2 (Use Regulations) and Section 311 (Street Access) in order to construct a multi-family dwelling and lease office/apartment. The property is located at West Alvin Avenue & Mumma Avenue in the A/O zone.

Zoning Officer Smith explained that York Village is requesting two special exceptions and a variance. The variance is to extend approval of the special exceptions to two years. Once a special exception is approved by the Zoning Hearing Board, the applicant has one year to start building, York Village is asking for two years.

Dennis Reichel, HRG, represented this request. He explained the property is located along West Alvin Avenue and Mumma Avenue. It is approximately 4.6 acres and the applicant is proposing to build two eight-unit apartment buildings along with a leasing office/apartment. This is compatible with what's in the neighborhood, they are expanding an existing use. Mr. Reichel stated the same special exceptions were approved by the Zoning Hearing Board in December of 2009 and the Planning Commission recommended approval in June, 2011. Due to the economy, the improvements were not completed. In 2015 the Township did not grant an extension for the plan. These special exceptions are similar to what was approved previously. Planner Baker asked, if they approve the variance for two years, what is different this time that they will proceed. Mr. Reichel stated the developer is very interested in making this happen. Last time there were substantial economic and market conditions that prevented them from moving forward. Planner Heiland asked if they are proposing the same improvements as previously proposed in 2009 and 2011. Mr. Reichel said they proposed two eight-unit apartments previously. There are a couple of minor changes, such as a slightly smaller footprint, but the parking and layout are similar.

Planners Mahan/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB18-14 – LCL York Village Assoc., LP, requesting a variance to section 503.4.C (Additional Conditions) in order to construct a multi-family dwelling and lease office/apartment as it meets the requirements for a

variance as set forth in Section 502.3 a) thru f). They recommended a maximum of two years. Motion carried on a 4-0 vote.

Planners Senatore/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB18-14 – LCL York Village Assoc., LP, requesting a special exception to Section 206.2 (Use Regulations) and a special exception to Section 311 (Street Access) in order to construct a multi-family dwelling and lease office/apartment, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 4-0 vote.

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

GHI Engineers and Surveyors, as a representative for the owners of the 221 Woodside Avenue land development plan are requesting a waiver to Section 303 (Submission of Plans) of the Penn Township Subdivision and Land Development Ordinance in order to proceed as a final land development plan. The property is located at 221 Woodside Avenue.

Scott Barnhart, Burkentine & Sons Builders represented this plan. Mr. Barnhart explained they are requesting a waiver of preliminary plan requirements because they're not doing any subdivision, this is only a land development plan. Engineer Bortner explained that the purpose of a preliminary plan is so the developer can start working while they work on getting an improvement bond. In this case the Public Works Committee has already recommended approval of the bond amount and the developer is prepared to get the bond.

Planners Senatore/Mahan moved for a favorable recommendation to the Penn Township Board of Commissioners on the request for a waiver to Section 303 (Submission of Plans). Motion carried on a 4-0 vote.

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.

SL18-11 – 670 GITTS RUN ROAD L/D – Gerald Funke c/o GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A land development submitted in order to construct an addition. The property is located at 670 Gitts Run Road in the Industrial zone. There was no action taken on this plan.

SL18-12 – WOODSIDE AVENUE, Burkentine & Sons Builders, 1500 Baltimore Street, Hanover, PA 17331. A land development submitted in order to create a multi-family residential unit. The property is located at 221 Woodside Ave in the R-8 zone.

Scott Barnhart, Burkentine & Sons Builders, represented this plan. Mr. Barnhart stated that the Zoning Hearing Board approved a special exception to build a four-plex townhome in this location. They are putting a cypress bufferyard on both sides of the property and they will put in two shared driveways, per the Zoning Hearing Board approval. He pointed out that the driveways are on an angle because it's the only way to get twenty-five feet between them. Mr. Barnhart brought a check for the recreation fees this evening and will bring the improvement bond in next week. Planner Heiland asked if Staff comments have been addressed. Engineer Bortner stated that all the comments are being addressed through the process and will be taken care of before the Board of Commissioners consider approving the plan. Planner Heiland asked if Manager Rodger's comment regarding address numbers was taken care of. Zoning Officer Smith said they will use 221 Woodside Avenue, with unit numbers, and he already sent a letter to the post office.

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

Public Comment on SL18-11 – 670 GITTS RUN ROAD L/D – Gerald Funke c/o GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331.

David Wickham, 605 Gitts Run Road, was present to discuss the proposed development of 670 Gitts Run Road. He stated that he represents the seven neighboring properties, though not all of the home owners were able to attend the meeting. He shared concerns about the building affecting the ambiance of his pre-civil war certified home as well as the entire neighborhood. Mr. Wickham shared pictures from the neighborhood and detailed how an industrial building in that location would be damaging to the residents along Gitts Run Road. Planner Baker asked if lot four (605 Gitts Run Road) is zoned for industrial use. Engineer Bortner confirmed that it is and stated he can't address the zoning for Mr. Wickham's home because it's in Heidelberg Township. Mr. Wickham stated he and his wife purchased lot five in an effort to protect the neighborhood. After Mr. Wickham expressed all of his concerns Planner Baker advised him that the plan isn't being recommended for approval at this meeting and no

one was present to represent the plan. He suggested Mr. Wickham attend a meeting when the developer is present. Jim Miller, 641 Gitts Run Road, asked if he could see the land development plan for 670 Gitts Run Road and it was shown to him along with Mr. Wickham.

The meeting was adjourned at 7:51 p.m.

Respectfully submitted,

Angela M. Hallett
Recording Secretary