

PENN TOWNSHIP PLANNING COMMISSION SEPTEMBER 5, 2019

Co-Chairman Clayton Black called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, September 5, 2019 at the Penn Township Municipal Building. Present were Planning Members Clayton Black, Ronald Fanelli, Kathy Gill, and Justin Heiland, along with Engineer Bortner Zoning Officer Smith, and Township Secretary Sweeney. Planning Chairman David Baker and Commissioner Klunk were absent with notice.

The August 1, 2019 Planning Commission minutes were approved as submitted.

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

ZHB19-17-David Long and Anna-Marie Carter, 820 Cooper Road, Hanover, PA 17331. Applicant is requesting a variance to Section 204.2 (Use Regulations) and a special exception to Section 623 (Livestock and Poultry Kept for Personal Use) in order to keep and maintain livestock on property. The property is located at 820 Cooper Road in the R-22 zone.

Zoning Officer Smith stated that the horse barn on the property was constructed in 1994, and the property was purchased in 2017. South Heights housing development is planned to be built along the south and west borders of the property.

Mr. David Long stated that when the property was purchased in 2017, it was presented as a horse farm. The property is 7 ½ acres, has a fence barrier and several other smaller fenced areas within; for the purpose of containing animals. The barn has three stalls, utilities, running water and is set back at least 200 feet from the property line. Commissioner Heiland inquired as to what type of animals they would like to acquire. Ms. Anna-Marie Carter stated that they currently have two dwarf goats, and apologized for not being aware of the zoning ordinance. Ms. Carter stated it is their hope to have no more than six goats, a horse and/or alpaca on the property, solely for hobby and would not consider ownership for business reasons.

Planners Fannelli/Gill moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-17 Mr. David Long and Ms. Anna-Marie Carter requesting a variance to Section 204.2 (Use Regulations). Motion carried on a 4-0 vote.

Planners Fannelli/Gill moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-17 Mr. David Long and Ms. Anna-Marie Carter requesting a variance to Section 623 (Livestock and Poultry Kept for Personal Use). Motion carried on a 4-0 vote.

ZHB19-18-Gary and Donna Stair, 1190 Pearl Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 300.9 a (Utility Sheds) in order to erect a shed in the front yard area. The property is located at 1190 Pearl Drive in the R-22 zone.

Mr. Gary Stair presented his case, he resides on a ½ acre lot on the corner of Pearl and Ripple Drive. The left side of the back yard has a high grade making it difficult for the shed placement. He is requesting to place the shed to the right of his property and 22 feet from the curb of Ripple Drive. Mr. Stair stated that according to the ordinance the shed must be even with the side of the house, which would put the placement in front of the deck step blocking the view from the deck of the tree line and animal life. Planner Fannelli asked Mr. Stair if he would consider moving the shed further away from the curb. Mr. Stair stated he could, but would prefer the variance to install the shed as submitted.

Planners Black/Heiland moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-18 Gary and Donna Stair requesting variance to Section 300.0 (Utility Sheds). Motion carried on a 3-1 vote with Planner Gill casting the dissenting 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:

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.

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.

Mr. Robert Sharrah, Sharrah Design Group, Inc., represented this plan. Mr. Sharrah stated that the building is located in Conewago Township, with the parking lot and landscaping located in Penn Township. Conewago Township has made a favorable recommendation of the plan to their Board of Supervisors. The current plan is to install a temporary holding tank for the sewer, with the flow of less than 200 gallons a day, with the hopes of an agreement between Conewago Township and Penn Township to hook up to public sewer within Penn Township.

Planners Black/Heiland moved for a favorable recommendation with the condition that all York County and staff comments have been addressed to the Penn Township Board of Commissioners on SL19-08-Mavis Discount Tire North Hanover. Motion carried on a 4-0 vote.

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.

Mr. Robert Sharrah, Sharrah Design Group, Inc., represented this plan. Engineer Bortner stated that all York County and staff comments have been addressed and the bond is up for approval.

Planners Black/Heiland moved for a favorable recommendation to the Penn Township Board of Commissioners on SL19-09-High Pointe at Rojen-South-Phase S-1. Motion carried on a 4-0 vote.

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.

Mr. Gerald Funke, GHI Engineers and Surveyors, represented this plan. York County and staff comments have been received and addressed. Carter Lumber Company did make a change to increase the black-topped area covering a currently stoned area for the purpose to store vehicles overnight within the fenced area. Plan is awaiting the bond, NPDES Permit and O&M.

Planners Fannelli/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on SL19-10-Carter Lumber Company. Motion carried on a 4-0 vote.

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.

Mr. Eric Thomas, of Rutter's, represented this plan. Mr. Thomas stated York County and staff comments have been received and addressed.

Planners Black/Heiland moved for a favorable recommendation to the Penn Township Board of Commissioners on SL19-11-Rutter's #52-Proposed Building Expansion. Motion carried on a 4-0 vote.

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.

Mr. Kris Raubentine, Hanover Land Services, represented this plan. Mr. Raubentine stated this plan is for 47 lots located within the middle of the property. York County and staff comments have been received and addressed. Engineer Bortner stated that the goal is to have all the paving completed this season. Planner Fannelli asked how many lots are in the entire development, Mr. Raubentine stated that the total will be 133 lots, with 130 with structures.

Planners Fannelli/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on SL19-12-Stonewick-Phase II. Motion carried on a 4-0 vote.

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.

SL19-14-Gitts Run Road LLC, 4062 York Road, New Oxford, PA 17350. A final subdivision plat submitted for a lot addition. The property is located on Gitts Run Road and Industrial Drive in the Industrial zone.

Mr. Robert Sharrah, Sharrah Design Group, Inc., represented this case. York County Comments have not been received, he will appear before the committee at next month's meeting.

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.

Public Comments: None.

The meeting was adjourned at 7:58 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary