

PENN TOWNSHIP PLANNING COMMISSION
SEPTEMBER 3, 2020

Planner Baker called to order a meeting of the Penn Township Planning Commission at 7:04 p.m. via an online meeting on Thursday, September 3, 2020. Also present were planning members Mark Elksnis, Kathy Gill, and James Lumadue, along with Zoning Officer Robert Smith, Township Engineer Eric Bortner and Township Manager Kristina Rodgers. Planner Ray Van de Castle joined the meeting at 7:11 p.m., and Planner Chad Yiengst was absent.

Planner Baker read a summary of the Public Meeting Guidelines.

The planners approved the August 6, 2020 Planning Commission minutes as submitted.

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

ZHB20-11-Hanover Shoe Farms, Inc., P.O. Box 339, Hanover, PA 17331. Applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to conduct a one-day horse sale. The property is located at 451 Eagle Avenue in the R-8 zone.

Mr. Russell Williams and Mr. Dale Welk, of Hanover Shoe Farms, Inc., represented this case. Mr. Williams stated they are planning to hold their annual yearling sale at the Timonium Fairgrounds, but are requesting a special exception to hold the sale at their Hanover facility located at 451 Eagle Avenue in case the venue in Timonium closes due to COVID. Planner Elksnis asked if there are plans in place that follow the governor's guidelines of no more than 250 in attendance. Mr. Williams stated that they intend on selling a limited amount of tickets for the event. Mr. Welk added that security will be placed at the entrance handing out a limited number of wristbands, on-line bidding and 3-4 phone lines will be available to receive call-in bidding. Zoning Officer Smith asked about traffic control. Mr. Welk stated that they would work with the local police departments, and have security in place, as well as EMT services on site. Mr. Welk stated that the sale would be about 5 hours and the horses would be picked up with in a 24-hour period. Zoning Officer Smith asked to be notified at least one week ahead of time if the event will be held in Hanover. Mr. Welk stated that he would, and added providing there are no large outbreaks of COVID, the sale will be held at the Timonium location.

Planners Elksnis/Gill moved for a favorable recommendation to the Penn Township Zoning Hearing Board on ZHB20-11-Hanover Shoe Farms, Inc., P.O. Box 339, Hanover, PA 17331, requesting a special exception to Section 322 (Uses Not Provided For), as it meets the requirements as set forth in Section 503.3 a) thru 3), in order to conduct a one-day horse sale. Motion carried on a 5-0 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.

Mr. Douglas Stambaugh, Group Hanover, Inc. & Mr. Kyle Gillespie, Burkentine Builders represented this plan. Mr. Gillespie stated that phase IV is the last portion of Brookside and they are seeking final approval for the plan. Mr. Stambaugh reported this phase consists of 78 units, 54 townhouses and 24 multi-family units on Coop and Pacer Drive. All Comments have been addressed with the exception of obtaining the bond. Engineer Bortner stated the proposed bond will be ready for the October Public Works Committee meeting for review.

Planners Elksnis/Lumadue moved for a favorable recommendation to the Penn Township Board of Commissioners on 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. Motion carried on a 5-0 vote.

Public Comments: There were none.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary