

PENN TOWNSHIP PLANNING COMMISSION
OCTOBER 4, 2018

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, October 4, 2018 at the Penn Township Municipal Building. Present were Planning members David Baker, Justin Heiland, Barbara Mahan, Clayton Black and Kathy Gill, along with Engineer Bortner, Zoning Officer Smith, and Township Manager Rodgers. Planning member Wendell Felix was absent with notice.

The planners approved the September 6, 2018 Planning Commission minutes as submitted.

The planners received the following zoning appeal and made the following recommendations: None.

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

On behalf of their client LCBC Church, RGS Associates, are requesting the following modifications to Section 404 (Environmental Impact Studies), 404 (Final Plan Requirements), 505.c, 505.k, 505.k (1) (Street Design) and 605 (Bufferyards) of the Penn Township Subdivision and Land Development Ordinance and Sections 303 (Volume Controls) and 303.L (Facility Dewatering) of the Stormwater Management Ordinance in regards to their land development plan.

Craig Smith, RGS Associates, and Jim Stuckey, director of design and construction for LCBC, represented this request. Mr. Smith reviewed all the waiver requests. He stated that the plan scale exceeds what is required by the ordinance. He stated that the plan calls for about foot of street widening and they would like that waived since it is a state road and it is such a minimal amount. They would like the sidewalk requirement waived there is no existing sidewalk along Broadway as it leads to a rural conservation area. They want a waiver of the curb around the parking lot to allow for the stormwater to flow to the intended area. Mr. Smith stated they want a waiver of the bufferyard along Broadway so that members are able to see the signage for the facility and to know where the facility is located. They will install buffer yards where it makes sense. Mr. Smith also reviewed the waiver requests for volume controls on the stormwater facility. They are requesting the waiver due to the possibility of sink holes in the area. They have designed their stormwater management plan to be compliant with their NPDES permitting requirements by following the detailed water quality analysis outlined in Flow Chart D of the PA DEP BMP Manual (Chapter 8, Page No. 40.). Mr. Smith also covered the request for a waiver to the dewatering requirements. He is requesting that the facility be allowed to dewater in less than twenty four hours to reduce the possibility of sink holes forming. Their cover letter for the plan also requested a waiver of the feasibility report on sewer and water facilities and environmental impact study. They are requesting the waivers since it is only a

parking lot expansion and the facilities already exist. They are waiting for their NPDES Permit and comments from Penn Dot on their occupancy permit.

Planners Black/Mahan moved for a favorable recommendation to the Penn Township Board of Commissioners on the modification request of the Subdivision and Land Development Ordinance Article IV, Section 405 Final Plan Scale to allow a 1"=30' plan. Motion carried on a 5-0 vote.

Planners Heiland/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on the modification request of the Subdivision and Land Development Ordinance Article V, Section 505.C., 505.K (1) existing road frontage and sidewalk, and Article Section 505.k curbs. Motion carried on a 4-1 vote with Planner Black casting the dissenting vote.

Planners Mahan/Heiland moved for a favorable recommendation to the Penn Township Board of Commissioners on the modification request of the Subdivision and Land Development Ordinance Article V, Section 605 Bufferyard along an arterial street. Motion carried 5-0.

Planners Mahan/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on the modification request of the Stormwater Management Ordinance Section 303 Volume Controls and Section 303.L Facility dewatering. Motion carried 5-0.

Planners Mahan/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on the modification request of the Subdivision and Land Development Ordinance Section 404 Environmental Studies and 605 Landscaping and Bufferyards. Motion carried on 5-0 vote.

Group Hanover, Inc. as a representative for Elsner's Engineering Works, Inc. is requesting waivers to Section 404 (Environmental Impact Studies) and 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 475 Fame Avenue.

Andy Brough, Conewago Enterprises, represented this request. He stated that there is no proposed construction in Penn Township on this plan. All construction is occurring in the Borough of Hanover.

Planners Mahan/Heiland moved for a favorable recommendation to the Penn Township Board of Commissioners on waiver request to the Subdivision and Land Development Ordinance Section 404 (Environmental Impact Studies) and 605 (Landscaping and Bufferyard). Motion carried on a 4-1 vote with Planner Black casting the dissenting vote. Planner Black felt that we should have the opinion of Hanover Borough prior to making a decision.

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.

SL18-13 – LCBC-HANOVER, Lancaster County Bible Church, 2392 Mount Joy Road, Manheim, PA 17545. A land development submitted in order to construct a parking lot expansion. The property is located at 1504 Broadway in the S/C Zone.

Craig Smith, RGS Associated and Jim Stuckey, director of design and construction, LCBC, represented the plan. The Commission reviewed the waiver requests and the applicants are awaiting comments from Penn Dot on their occupancy permit and NPDES permit.

Planners Black/Mahan moved for a favorable recommendation to the Penn Township Board of Commissioners for this plan conditional on their getting Penn Dot approval and a NPDES permit. Motion carried on a 5-0 vote.

SL-18-14-LAND DEVELOPMENT PLAN FOR ELSNER ENGINEERING WORKS, INC. Gerald Funke c/o Group Hanover, Inc., 213 Carlisle Street, Hanover, PA 17331. A land development plan submitted in order to construct an addition. The property is located in Hanover Borough and Penn Township at 475 Fame Avenue in the Industrial Zone.

Andy Brough, Conewago Enterprises, represented this plan. The Committee reviewed the waiver request and discussed that the construction is in Hanover Borough.

Planners Black/Mahan moved for a favorable recommendation to the Penn Township Board of Commissioners for this plan. Motion carried on a 5-0 vote.

The meeting was adjourned at 7:57 p.m.

Respectfully submitted,

Kristina J. Rodgers
Recording Secretary