

PENN TOWNSHIP PLANNING COMMISSION  
OCTOBER 1, 2020

Planner Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. via an online meeting on Thursday, October 1, 2020. Also present were planning members Mark Elksnis, Kathy Gill, James Lumadue, Adam Selfridge, Zach Smith and Ray Van de Castle, along with Zoning Officer Robert Smith, Township Engineer Eric Bortner and Township Manager Kristina Rodgers.

Planner Baker read a summary of the Public Meeting Guidelines.

The planners approved the September 3, 2020 Planning Commission minutes as submitted.

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

**ZHB20-12-Hanover Foods Corp.**, c/o James Osborn, 1486 York Street, Hanover, PA 17331. Applicant is requesting a variance to Section 209.3 (Area and Bulk) in order to construct an industrial freezer that exceeds the maximum height. The property is located at 1175 Wilson Avenue in the Industrial zone.

James Osborne, VP Operations, Hanover Foods Corp., Attorney James Strong, McNees, Wallace & Nurick, LLC, Andy Brough, Conewago Enterprises, Inc., and Paul Fish with Rettew Associates, Inc. represented this case. Attorney Strong stated they are in attendance to discuss a request for a variance in order to construct an industrial freezer that exceeds the maximum height. The location is on 19 acres owned by Hanover Foods, Inc in the industrial zone, planned on the southwest side behind the two existing warehouses. The proposed building would be 54 feet in height at the highest point, and 10 feet at the highest point of the existing warehouses. The elevation of the property is approximately 25 feet lower than the elevation of the adjacent York Street. Mr. Osborne stated that the proposed freezer building will eliminate the use of an outside storage facility in Maryland, providing storage for 40-50 million pounds of frozen foods. The proposed height of 54 feet is based on the logistics of the racking proposals and flow systems that are in seven-foot increments, the 4-foot difference allows them to hit the storage space needed. Mr. Brough presented the plans of the existing building with the proposed freezer facility. Mr. Fish presented the site layout. He stated that there would be a retaining wall that would begin along York Street and along the Snyder-Lance property, making the building look much smaller than the actual height. Zoning Officer Smith stated for warehouse/distribution the requirement is 1 parking space per 1000 square feet per gross feet area, there should be 169 spaces on the plan, however the plan is showing 1 space per 5,000 square feet, which is the requirement for Industrial use. Attorney Strong stated the plan they submitted was intended to meet or exceed the required amount of loading and parking

spaces. They will need to take a further look at the parking requirements and contact Zoning Officer Smith for further discussion.

Planners Selfridge/Elksnis moved for a favorable recommendation to the Penn Township Zoning Hearing Board on ZHB20-12-Hanover Foods Corp., 1486 York Street, Hanover, PA 17331, requesting a variance to Section 209.3 (Area and Bulk), as it meets the requirements as set forth in Section 503.3 a) thru e), in order to construct an industrial freezer. Motion carried on a 6-0 vote, with Planner Van de Castle abstaining.

**ZHB20-13-Bell Plus Development**, 160 S. George Street, York, PA 17401. Applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to operate a day programming facility. The property is located at 460 Clover Lane in the R-15 zone.

Tony Schweitzer, Executive Director, Bell Plus Development and Attorney Shawn McLaughin, Trinity Law, York, PA represented this case. Attorney McLaughin stated that Bell has been in business for over fifty years of helping the mentally and intellectually disabled. Bell was operating one of their programs for approximately nineteen years out of a retirement home in Hanover, which had recently shut down due to the facility needing more space due to the COVID outbreak. Bell would like to operate the adult training program at the 460 Clover Lane location. The hours of operation would be Monday through Friday, 7:30 a.m. to 4:30 p.m. The maximum number of clients would be approximately eighteen, which is regulated through the DHS and Office for Developmental Programs. Staff would be typically four to five people which would be staggered in attendance. The building was previously a Wellspan medical facility, so the usage and traffic will be greatly decreased. The Planners had questions about staffing, outside recreational areas, and fencing. Attorney McLaughin stated that the staff to client ratio is typically 1:3-4. There may be times when they will be outside, however they will be supervised, and a fence is not required.

Planners Lumadue/Selfridge moved for a favorable recommendation to the Penn Township Zoning Hearing Board on ZHB20-13-Bell Plus Development, 160 S. George Street, York PA 17401, 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 e), in order to operate a day programming facility. Motion carried on a 7-0 vote.

**ZHB20-14-Bealing Roofing & Exteriors, Inc.**, c/o Andy Bealing, 440 Black Rock Road, Hanover, PA 17331. Applicant is requesting a variance to Section 209.3 (Area and Bulk) in order to construct a roofing warehouse that does not meet the minimum setback regulations. The property is located at 25 Spring Garden Street in the Industrial zone.

Andy Bealing, represented this case. The business operates at 440 Black Rock Road, and due to the growth of his business he has an agreement in the works to

purchase property at 25 Spring Garden Street with the contingency of being permitted to construct an addition to the current building to operate as a roofing warehouse. Mr. Bealing stated that the current structure is out of compliance, Planner Van de Castle stated it most likely predates the zoning ordinance, and Engineer Bortner added that the property may have been subject to a subdivision plan in years past. Mr. Bealing would like to add a building perpendicular to the rear of the structure, and is requesting a variance to set the addition in the setback area with 25-feet on each side, and 10 feet in the rear of the property lines. He added the building is planned to be 55 feet wide, which is needed to operate a forklift within. In order to meet this size, he needs the requested variance, otherwise he would have to tear down the existing structure and start over. Planner Gill asked if the amount of parking on the plan was sufficient. Mr. Bealing stated that there is enough parking, he is intending on the trailers, dumpsters to be stored at this location, keeping them away from the administrative and sales office at 440 Black Rock Road.

Planners Selfridge/Lumadue moved for a favorable recommendation to the Penn Township Zoning Hearing Board on ZHB20-14-Bealing Roofing & Exteriors, Inc., 440 Black Rock Road, Hanover, PA 17331, requesting a variance to Section 209.3 (Area and Bulk), as it meets the requirements as set forth in Section 502.3 a) thru f), in order to construct a roofing warehouse. Motion carried on a 4-3 vote, with Planners Elksnis, Gill and Van de Castle casting the dissenting votes.

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.**

**Public Comments:** There were none.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Donna M. Sweeney,  
Recording Secretary