

PENN TOWNSHIP PLANNING COMMISSION
NOVEMBER 1, 2018

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, November 1, 2018 at the Penn Township Municipal Building. Present were Planning members David Baker, Justin Heiland, Clayton Black, and Kathy Gill, along with Manager Rodgers, Engineer Bortner, Zoning Officer Smith, and Administrative Assisant McMaster. Planning members Wendell Felix and Barbara Mahan were absent with notice.

The planners approved the October 4, 2018 Planning Commission minutes as submitted.

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

ZHB18-15-Lois Alwine, 107 Timber lane, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to construct a roof and screen onto an existing deck. The property is located at 107 Timber Lane in the R-15 zone.

Jay Boyer, Lois Alwine's brother represented this request. His sister's property is located on 107 Timber Lane, Hanover, PA 17331. He is proposing to improve the existing deck but make it screened in. They just recently bought the house and want to make some changes. They would not be changing the footprint of the lot, and Engineer Bortner told him what he had to do in regards to storm water management.

Planners Black/Gill moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB18-15-Lois Alwine requesting a special exception to Section 407.2 (Expansion and Alteration) in order to construct a roof and screen onto an existing deck as it meets the requirements of a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 4-0 vote.

ZHB18-16-American Home Contractors LLC, Ronald Carter, 420 Glenville Road, Hanover, PA 17331. Applicant is requesting a variance to Section 208.3 (Area and Bulk Regulations) in order to subdivide the property. The property is located at 792-794 Baltimore Street in the H/B zone.

Ronald Carter, president of American Home Contractors, represented this request. The request for the variance is for lot size and setbacks. Mr. Carter had a previous plan submitted but due to expense it wasn't approved. He mentioned it would be hard to sell as one unit and if they could get it subdivided where two homeowners owned it that would work out best for him. Planner Black recommended reviewing the zoning ordinance for the lot size with the current zoning updates.

Planners Heiland/Gill moved for a favorable recommendation to Penn Township Zoning Hearing Board on case ZHB-18-16-American Home Contractors LLC, requesting a variance to section 208.3 (Area and Bulk Regulations) in order to subdivide the property as it meets the requirements for a variance as set forth in Section 502.3 a) thru f. Motion carried on a 3-1 vote with Planner Black casting the dissenting vote.

ZHB18-17-Burketine & Sons Builders, Inc., 330 Dubs Church Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Use Regulations) and a variance to Section 628.h (Multi-Family Dwelling) in order to construct multi-family dwellings. The property is located along Moulstown Road (S.R. 3072) in the R-8 zone.

Attorney Paul Minnich, Barley Snyder, Scott Barnhart, Burkentine & Sons Builders, Inc., and Jessica D. Zuniga, Foundation Development, represented this request. They requested a special exception to section 202, the use of regulations and variance to section 528 in order to construct a multi-family dwellings. This would be located along Moulstown Road. They made a request for a variance but would like to discuss the special exception first. Attorney Minnich states the piece of land on this request would be great for a living home. Ms. Zuniga, a residential developer of multifamily homes from Columbia Maryland gave an overview of the living home. She stated the community would be called Gitts Run Manor, which would be a senior living community. She states that this building would be built in a Z-shape so it's more accessible to individuals living there. This living home would consist of a community room for coffee and breakfast as well as an elevator for the community. Other amenities would be fitness, laundry, and financial planning. She stated that the county has a high need for senior living. They believe they do not need to have a variance for this special exception because of the row definition. Attorney Minnich is open to hear if they need to have a variance or what they need to do. The number of units in a row is why no one has ever come to the planning commission in regards to something like this.

Mr. Barnhart explained the layout of the building by walking through some important details. Barnhart states that this will not increase traffic. It also will not make a house go down in value and will not give the area safety concerns. Each unit will only have one parking spot because most of these individuals living here will not have cars. Engineer Bortner states that we normally see these kind of houses at Homewood or Brethren home. Attorney Minnich said it would be a living home of older folks but these individuals will be able to live on their own and not need assistance.

The variance issue that Burketine has is that they are not using altering dimensions. Attorney Minnich states it would be silly if they did not all live together. He thinks it is a minor variance or not a variance at all. He also stated he thinks it is not a row as well. Engineer Eric Bortner and Zoning Officer Bob Smith stated that no one in the past could make a community like this because they can't meet our criteria. This is the reason why they need the variance.

Planners Heiland/Black moved for an unfavorable recommendation to Penn Township Zoning Hearing Board on case ZHB18-17-Burketine & Sons Builders, Inc

requesting a special exception to Section 202. (Use Regulations) and a variance to Section 628.h (Multi-Family Dwelling) in order to construct a multi-family dwellings, as it does not meet the requirements for a special exception as set forth in Section 503.3 a) thru e) and for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 3-1 vote with Planner Gill casting a dissenting vote.

ZHB18-18-P3 PT1, LLC c/o Kevin Strunk, 2100 Quaker Pointe Drive, Quakerstown, PA 18951. Applicant is requesting a special exception to Section 209.2 (Use Regulations) in order to construct a wireless telecommunication facility. The property is located at 255 Blettner Avenue in the Industrial zone.

Michael Grab and Kevin Strunk, with P3 Towers, represented this request. They are requesting a special exception to construct a wireless telecommunication facility. This would be located on Blettner Avenue. This tower would be 150 ft. tall and would be designed for five sets of carriers. There would be a small fence around the tower which would be 8 ft. tall, and this tower does not require water or sewer service. This tower will hopefully help more carriers in the future.

Planners Black/Gill moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB18-18-P3 PT1, LLC requesting a special exception to Section 209.2 (Use Regulations) in order to construct a wireless telecommunication facility as it meets the requirements of a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 4-0 vote.

ZHB18-19-Sally L. & James C. Smith, 1234 Baltimore Street #6, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to replace and expand mobile home. The property is located at 1234 Baltimore Street in the R-15 zone.

James Smith, the property owner, represented this request. He has requested to replace and expand his current mobile home. Mr. Smith and his wife are looking to update their mobile home and make it more modern. Zoning Officer Smith stated they had to come in because they wanted to alter or make a change to the mobile home, hence the special exception needed.

Planners Black/Gill moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB18-19-Sally L. & James C. Smith, requesting a special exception to Section 407.2 (Expansion and Alteration) in order to replace and expand mobile home as it meets the requirements of a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 4-0 vote.

ZHB18-20-South Western School District, 225 Bowman Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to construct improvements to existing intermediate school. The property is located at 225 Bowman Road in the R-8 zone.

Nate Osborne, South Western School District, represented this request. He requested that the school needs improvement to existing intermediate school. He stated that the school is long overdue for an upgrade. The school district is trying to stay current and update the building that they think needs the most care. Demolition will occur due to the relocation of the kitchen for a courtyard. The courtyard will be used for a classroom area or a place for students to take their lunch. An addition of a small locker room will take place, and in the front of the building the canopy will be removed. Another reason they want to change this building is so they can stay ADA compliant. The school did not have a special exception before so that is why they have to get one for this request.

Planners Black/Gill moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB18-20-South Western School District, requesting a special exception to Section 407.2 (Expansion and Alteration) in order to construct improvements to existing intermediate school as it meets the requirements of a special exception as set forth Section 503.3 a) thru e). Motion carried 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.

SL18-13-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.

There was no action taken on this plan.

SL18-15-MICHAEL & MARY KUHN SUBDIVISION, 20 Ruel Avenue, Hanover, PA 17331. An add-on subdivision submitted to adjoin existing lot. The property is located at 20 Ruel Avenue in the R-15 zone.

There was no action taken on this plan.

SL18-16-BRADLEY S. & CHRISTY L HILL, 320 Black Rock Road, Hanover, PA 17331. A final subdivision submitted to create two (2) single family detached residential lots. The property is located at 320 Black Rock Road in the R-15 zone.

There was no action taken on this plan.

SL18-17-THOMAS L & RHONDA L. ALLISON, 967 Ruel Avenue, Hanover, PA 17331. A final land development plan submitted in order to construct a storage building. The property is located at 967 Ruel Avenue in the HB zone.

There was no action taken on this plan.

The meeting was adjourned at 8:24 p.m.

Respectfully submitted,

Courtney L. McMaster
Recording Secretary