

PENN TOWNSHIP PLANNING COMMISSION  
NOVEMBER 5, 2020

Planner Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:06 p.m. via an online meeting on Thursday, November 5, 2020. Also present were planning members Mark Elksnis, Adam Selfridge, Zach Smith and Ray Van de Castle, along with Zoning Officer Robert Smith, Township Engineer Eric Bortner and Township Manager Kristina Rodgers. Chairman Dave Baker joined the meeting at 7:08 p.m., Kathy Gill, James Lumadue were absent.

Planner Van de Castle read a summary of the Public Meeting Guidelines.

The planners approved the October 1, 2020 Planning Commission minutes as submitted.

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

**ZHB20-15-Ryan & Christine Oglevee**, 90 Carson Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order construct a garage that encroaches into the rear and side setbacks. The property is located at the rear of 90 Carson Avenue in the R-8 zone.

Ryan and Christine Oglevee represented this request. Mrs. Oglevee stated they are requesting a variance to have a 14X36 peak style garage delivered and placed within the setbacks of 12 feet off of the alleyway. Planner Selfridge asked for clarification if this is a shed or a garage. Mr. Oglevee stated that this is a 36-foot-long shed, which will be utilized as a garage. Placement will be parallel to the alleyway, between the alley and trees within the rear of the property. Entrance to the garage will not face the alley, but will be accessed from the alley and into the yard. The garage will be used to house a boat and UTV during the winter months, as well as lawn equipment and other miscellaneous items. There are neighboring garages facing the alleyway within the requested alignment. The garage will be placed upon treated lumber and gravel to provide proper drainage. The current shed will be removed, and the back of the garage will be set in its place. Planner Selfridge expressed concern about the existing trees, allowing sufficient space of 12 feet from the alleyway, and a 16-foot-wide pad. Planner Elksnis expressed concerns of running into the existing trees. Mrs. Oglevee stated the gentlemen that is helping to place the pad for the garage also does tree removal, and can assess the situation.

Planners Elksnis/Selfridge moved for a favorable recommendation to the Penn Township Zoning Hearing Board on ZHB20-15-Ryan & Christine Oglevee, 90 Carson Avenue, Hanover, PA 17331 requesting a variance to Section 202.3 (Area and Bulk), as it meets the requirements as set forth in Section 503.3 a) thru e), in order to construct a garage that encroaches into the rear and side setbacks with the condition

that the one tree is removed. Motion carried on a 4-1 vote, with Planner Van de Castle 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:

**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.**

Mr. Robert Sharrah, Sharrah Design Group, Inc. represented this plan. Mr. Sharrah stated staff comments were received earlier in the week. Mr. Sharrah reviewed the comments, and needs clarification on the lot to width ratio. Mr. Sharrah stated that he does not agree with the amount of lots that do not comply. He added that as stated in the ordinance definition, paraphrasing, that the lot width should be measured at the street right of way line. Mr. Sharrah stated that everything on the plan was measured at the front building set back line, which would be consistent with flagged lots. He requested guidance from the committee. Zoning Officer Smith stated that the lots that are of issue, are 5,11,12,10 & 9. He added with lot 10, by the ordinance, measuring by the right of way line at the street, this is not a legal lot. Mr. Sharrah stated he can reconfigure the lots in question at the street right of way line, however he can not do this with lot 10, as it is a flagged lot. Chairman Baker suggested conferring with the owner as to whether to reconfigure or request a waiver for the lot. Mr. Sharrah stated that a waiver may be the best option.

**Public Comments:** There were none.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Donna M. Sweeney,  
Recording Secretary