

PENN TOWNSHIP PLANNING COMMISSION DECEMBER 5, 2019

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, December 5, 2019 at the Penn Township Municipal Building. Present were Planning Members David Baker, Clayton Black, Ronald Fanelli, Kathy Gill, Chad Yiengst, Justin Heiland and Wendell Felix, along with Engineer Bortner, Zoning Officer Smith, and Township Secretary Sweeney.

The November 7, 2019 Planning Commission minutes were approved as submitted.

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

ZHB19-25-Mark and Cathi Gibbs, 1 Timber Lane, Hanover, PA 17331. Applicant is requesting a variance to Section 300.3 (Fences and Walls) & Section 314.1 (Clear Sight Triangles) in order to construct a fence that exceeds the maximum height and encroaches into the clear sight triangle. The property is located at 1 Timber Lane in the R-15 zone.

Mr. and Mrs. Gibbs represented this case. Mrs. Gibbs stated that last year they removed overgrown arborvitaes, large cherry trees and brush on the front side of their property. A six foot privacy fence already exists around the back of the property, and they would like to extend the fence approximately 40 feet to the front. The neighbor had a tree boarding their property and part of the tree fell down, the Gibbs retained an attorney to have the neighbors agree to have the tree cut down, the neighbor stipulated that a six foot stump was to remain. The neighboring property has a chain link fence 7 feet from the front encroachment, and Mr. and Mrs. Gibbs would like to extend their fence to meet up with the chain link fence, as well as hide the 6 foot stump and brush on the neighboring property and are willing to have the fence setback 7, 8 or 9 feet from the road if the committee recommends. Planner Heiland asked if the proposed fence would restrict the sight of the stop sign. Zoning Officer Smith stated that the fence would not be a factor as the area has high banks which already restrict the sight at the stop sign.

Planners Felix/Black moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-25 Mark and Cathi Gibbs, 1 Timber Lane, Hanover, PA 17331. Applicant is requesting a variance to Section 300.3 (Fences and Walls) & Section 314.1 (Clear Sight Triangles) in order to construct a fence that exceeds the maximum height and encroaches into the clear sight triangle. Motion carried on a 6-1 vote, with Planner Baker 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:

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 residential building lots. The property is located within the southeast intersection of Cooper Road and Westminster Ave 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.

SL18-20-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.**

SL19-07-Markets at Hanover, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A land development plan and lot consolidation for market, brew pub and warehouse. The property is located at 1649 Broadway in the S/C zone.
There was no action taken on this plan.

SL19-08-Mavis Tire-North Hanover, JLM Real Estate Investment, LLC, 950 East Main Street, PO Box 472, Schuylkill Haven, PA 17972. A land development plan submitted to construct a tire sales and installation business. The property is located at 1324 Carlisle Street with the bulk of the acreage being located in Conewago Township, Adams County and the site frontage in Penn Township in the H/B zone.
There was no action taken on this plan.

SL19-10-Carter Lumber Company, GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A land development plan submitted in order to construct a lumber company. The property is located at 8 Barnhart Drive in the Industrial 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.

SL19-15-South Hills Golf Course, Maitland Investment, 630 Westminster Avenue, Hanover, PA 17331. A reverse subdivision and land development plan submitted to construct club house and pro shop and expand parking area. The property is located at 925 Westminster Avenue in the R-22 zone.

There was no action taken on this plan.

Public Comments: None.

The meeting was adjourned at 7:22 p.m.
Respectfully submitted,

Donna M. Sweeney,
Recording Secretary