

PENN TOWNSHIP PLANNING COMMISSION
DECEMBER 3, 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, December 3, 2020. Also present were planning members Mark Elksnis, Kathy Gill, James Lumadue, Zach Smith and Ray Van de Castle, along with Zoning Officer Robert Smith, Township Engineer Eric Bortner and Township Manager Kristina Rodgers. Planner Adam Selfridge was absent. Chairman Dave Baker joined the meeting at 7:10 p.m.

Planner Elksnis read a summary of the Public Meeting Guidelines.

The planners approved the November 5, 2020 Planning Commission minutes as submitted.

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

There were none.

Review and make recommendations on waiver and exoneration requests:

On behalf of J.A. Myers building and Development, Inc., James R. Holley & Associates, Inc are requesting waivers to the following sections of the Penn Township Subdivision and Land Development Ordinance:

- Section 506.e: (Distance Between Intersections)
- Section 508: (Blocks)
- Section 509.a: (Lot Layout in a Development)

Additionally, they are requesting a waiver to:

- Section 509.a: (Lot Layout in a Development) in regards to Lots 49 and 98 in their Mustang Pointe Plan.

Attorney Paul Minnich, Barley Snyder, Jeffrey Spangler, James R. Holley & Associations, Inc. and Scott Feltch J.A. Myers represented this request. Attorney Minnich, introduced Jeff Spangler and requested him to speak in regards to the waiver request dated November 6, 2020. Mr. Spangler stated that the first request was a waiver of the required minimum of 500 feet between intersections, to allow for 11 locations ranging from 244 feet to 454 feet in distance. Second request is a waiver of blocks requiring a maximum of 1,600 feet, to allow for a block with the length of 2,650 feet and another of 1,735 feet. Third waiver request is for lot depth, requesting for four lots, 51,57,58 and 77. Mr. Spangler then spoke of a request dated November 16, for the waiver of lot depth for lots 49 and 98. Planner Elksnis stated that if they would eliminate several lots, there would be no need for the waiver requests for the distance between intersections, and blocks. Planner Elksnis asked for an explanation why the Timber Lane extension was removed from the plans that were submitted to the township several years ago. Mr. Spangler stated that the Timber Lane Extension was

removed due to issues with DEP. Attorney Minnich stated that they have made repeated attempts with DEP and the issue DEP has is crossing of the wetlands. Planner Elksnis stated that with the elimination of the Timber Lane extension, some of the lots should be removed to create cross streets therefore the long blocks are eliminated. Planner Van de Castle expressed his concern with the removal of the extension as it eliminates an access to the development causing a public safety concern as it creates limited access for fire and emergency equipment. The only good access to the development is from Bowman Road, considering the time of day, it may present a problem, with school event traffic. Planner Elksnis stated that the development as planned with 180 houses, with one way in and out of the development may cause additional traffic issues. Planner Van de Castle expressed concern with the slope along the eastern side. Mr. Spangler stated that earth work would be needed for the lots and roads in that area.

Planners Van de Castle/Elksnis moved for an unfavorable recommendation to the Penn Township Board of Commissioners on request from James R. Holley & Associates, Inc. on behalf of J.A. Myers Building and Development, Inc., requesting waivers to Section 506.e: (Distance Between Intersections), Section 508: (Blocks), Section 509.a: (Lot Layout in a Development) of the Penn Township subdivision and Land Development Ordinance. The unfavorable motion carried 5-0.

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.

SL20-07-HANOVER FOODS FREEZER EXPANSION, Hanover Foods Corporation, 1486 York Street, Hanover, PA 17331. A land development plan submitted in order to construct an industrial freezer. The property is located at 1175 Wilson Avenue in the Industrial zone.

James Osborne, VP Operations, Hanover Foods Corp., Andy Brough, Conewago Enterprises, Inc., and Paul Fish with Rettew Associates, Inc. represented this case. Mr. Fish reported they were in attendance to provide a review of the plan that will be submitted for approval to the Commission in January. The site is located on the corner of Wilson and York Street, which is currently a packaging plant and warehouse.

The plan is to add a 170,000 sq. ft. freezer. They are not expecting any additional traffic at the site. Mr. Osbourne stated the intention is to eliminate the use a third-party storage location in Maryland, and move to the location in Hanover, and are planning to add a third shift. Planner Elksnis questioned if there would be sufficient parking. Mr. Fish stated that the current parking accommodates 96 spaces, and will increase to 117 spaces. Mr. Fish added they have submitted to York County Conservation District for the NPDES Permit, and have received administrative approval and waiting for technical review from DEP and the Conservation District. Planner Van de Castle had several questions regarding the space between the existing building and the planned freezer, how much space between the buildings, how tall, how will it be maintained. Mr. Fish stated that there will be a 40 ft space between the buildings as required by an International building code requirement for Fire separation. Mr. Fish is intending of landscaping rocks between the buildings. Mr. Brough, stated the connecting corridors will be about 18 feet high, with 16-foot doors for forklift traffic. Planner Van de Castle asked there will be fencing blocking access in between the buildings. Mr. Fish stated that there is a retaining wall along York Street, and there will be exterior lighting. Mr. Brough added that there will be a fence on the retaining wall as it is required by code. Engineer Bortner added that the current basin is not fenced, and under the current Stormwater Management Ordinance a 4 ft chain link fence is required. Mr. Fish added that will be addressed.

Public Comments: There were none.

The meeting was adjourned at 8:03 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary