

PENN TOWNSHIP PLANNING COMMISSION
DECEMBER 2, 2021

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, December 2, 2021. Also present were planning members Thomas Allison, Clayton Black, Mark Elksnis, James Lumadue, Adam Selfridge and Zach Smith along with Zoning Officer Robert Smith, Township Engineer Eric Bortner, and Township Secretary Sweeney.

All in attendance stood for the Pledge of Allegiance to the Flag, which was followed by a period of silent meditation.

The planners approved the November 4, 2021 Planning Commission minutes as submitted.

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

ZHB21-32-Garcia, Martin & Barajas, Blanca- 299 Wirt Avenue, Rear, Hanover, PA 17331. The applicant is requesting a special exception under section 407.2 (Expansion and Alteration) in order to demolish the existing dealership and construct a new building with a residence above. The property is located at 299 Wirt Avenue, Hanover, PA 17331 in the R-8 zone

Mr. Martin Garcia and Ms. Blanca Barajas represented this case. Zoning Officer Smith stated that the applicants received a variance in 2013 for the auto shop, they rented the building until they purchased in 2018. Ms. Barajas reported they wish to demolish the existing building, and remove the mobile home and construct a forty by fifty-foot, two-story structure further back on the property. They plan to utilize the second story as their private residence. She stated this is a rough plan and professional plans will be drawn up. After some discussion regarding the setbacks, and proposed building size, it was stated that the applicant would be better off staying with the current setbacks that are five feet from side, and rear property lines. Planner Elksnis inquired if they plan to move the car display line in the auto lot back as there are cars currently parked on the sidewalk, Ms. Barajas stated she will get that corrected.

Planners Selfridge/Allison moved for a favorable recommendation to the Penn Township Zoning Hearing Board in case ZHB21-32-Garcia, Martin & Barajas, Blanca requesting a special exception under section 407.2 (Expansion and Alteration) in order to demolish the existing dealership and construct a new building with a residence above, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 7-0 vote.

ZHB21-33-DuPhily, Robert- 534 Laurence Drive, Hanover, PA 17331. The applicant is requesting a special exception under Section 407.3 (Replacement) in order to convert an existing TV repair shop & music store into a construction company sales office. The

applicant is also requesting a variance under Section 303 (Off-Street Parking requirements). The property is located at 10 Westminster Avenue, Hanover, PA 17331 in the R-8 zone.

Mr. DuPhily represented this request. Zoning Officer Smith stated the property is listed as a commercial building, Mr. DuPhily will have to reverse sub-divide the property. He is requesting a variance for off-street office parking, as it would require twenty-seven parking spaces, there is not enough room and the business will not need that amount of spaces. The entrance to the parking area would come off of West Middle Street, currently parking comes off the alley, this will be addressed in the reverse subdivision plan. Planner Zach Smith stated that currently the house on the corner drives through the property to access their driveway. Planner Elksnis expressed concern of the parking area not being secure to business vehicles, and added that the parking area should be surrounded by a fence. Ms. DuPhily questioned what type would be required, she stated it is her understanding that the previous owner and the house on the corner had a mutual understanding that they could park on the property. Ms. Connie Long, executor of the estate, for the property stated that there is no agreement allowing the residents of the property on the corner to park there. She added there is plenty of off-street parking, and the residential parking should not be an issue. Planner Elksnis stated that it is not his concern, he wants to make sure that the business has an established parking lot and is suggesting the fence to surround designated parking area for the business.

Planners Elksnis/Selfridge moved for a favorable recommendation with the conditions that a fence is installed surrounding the parking area in case ZHB21-33-DuPhily, requesting a special exception under Section 407.3 (Replacement) in order to convert an existing TV repair shop & music store into a construction company sales office as it meets the requirements for special exception as set forth in Section 503.3 a) thru e), and a variance under Section 303 (Off-Street Parking requirements) as it meets the requirements for a variance set forth in Section 502.3 a) thru f). Motion carried on a 7-0 vote.

Review and make recommendations on waiver and exoneration requests: 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.

SL20-09-PERO FARMS HANOVER FACILITY LLC, Pero Farms, 26 Industrial Drive, Hanover, PA 17331. A land development plan submitted in order to construct a

manufacturing addition. The property is located at 26 Industrial Drive in the Industrial zone. **There was no action taken on this plan.**

SL20-10-AQUAPHOENIX SCIENTIFIC BUILDING ADDITION, Aquaphoenix Scientific, c/o Frank Lecrone, 860 Gitts Run Road, Hanover, PA 17331. A land development plan submitted in order to construct a building addition. The property is located at 860 Gitts Run Road in the Industrial zone. **There was no action taken on this plan.**

SL21-01-CLOVER LAND DEVELOPMENT (STONEWICKE V), Clover Lane Development, LP, 160 Ram Drive, Hanover, PA 17331. Final subdivision plan submitted to create fourteen (14) new residential lots. The property is located at Maple Lane (310 Clover Lane) in the R-15 zone. **There was no action taken on this plan.**

SL21-05-ELSNER ENGINEERING WORKS, Elsner Engineering Works, 475 Fame Avenue, Hanover, PA 17331. A final subdivision plan was submitted in order to construct an Industrial Building for the expansion of Elsner Engineering. The property is located West of the intersection Barnhart Drive and Industrial Drive, Hanover, PA in the I-Industrial zone. **There was no action taken on this plan.**

SL21-07-STONEWICKE-PHASE III, Stonewicke, LP, 107 Little Bridge Road, Hanover, PA 17331. Final subdivision plan submitted to create Eighty-five (85) new single-family residential building lots. The property is located between Clover Lane & Grandview Road in the R-15 zone.

Mr. Kris Raubenstine, Hanover Land Services, Inc., represented this plan. He stated this is the third phase in this plan, and is in attendance to answer any questions. He stated that the roads, infrastructure and utilities have been completed, he is looking for approval so they can establish the lots for sale. Planner Baker questioned that the stormwater basin currently does not have a surrounding fence. Mr. Raubenstine stated that there is water in the basin now, it is structured as a sediment basin during the construction period. When the construction is completed the site will be converted to the stormwater basin, at which time the fence will be installed. Zoning Officer Smith asked the current depth of the basin. Mr. Raubenstine stated currently it is at eighteen to twenty-four inches, once converted it should be dry. Zoning Officer Smith stated he received several calls in the past with concern of the depth of the basin being higher, but the developer was quick to bring pumps in to bring the depth down.

Planners Selfridge/Smith moved for a favorable recommendation to the Penn Township Board of Commissioners on plan SL21-07-Stonewicke-Phase III. Motion carried on a 7-0 vote.

SL21-09-PORTER AND WAREHIME PROPERTY, BPR LLC, 150 Airport Drive, Unit 4, Westminster, MD 21157. Final subdivision plan submitted in order to reverse subdivide

and add property to an existing parcel. The property is located at 577 High Rock Road in the R/C zone. **There was no action taken on this plan.**

SL21-11-BROOKSIDE, LLC & MEADOW SPRINGS, LLC, Brookside Heights, LLC & Meadow Springs, LLC, 1454 Baltimore St, Hanover, PA 17331. An amended final subdivision plan to Brookside Height Phase III & IV lots 61A thru D lots 62 and 64. The property is located at Overlook Drive & Pacer Drive in the R-8 Urban Residential zone.

Zoning Officer Smith reported that a favorable recommendation was made to the Penn Township Board of Commissioners with the condition of the placement of a six-foot unclimbable solid fence completely surround the entire stormwater management pond at the November 4, 2021 Planning Commission meeting. He reported that revised plans containing two choices of fencing were submitted for review. Option one being an eight to ten-foot non-climbable wire mesh type fence, and option two was a six-foot non-climbable solid vinyl fence. After some discussion the Commission recommended option two as the best choice.

SL21-12- ABOVE & BEYOND CHRISTIAN CHILD CARE CENTER, GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A land development plan submitted in order to demolish two existing structures and construct a new 3,000 sq. ft. building to expand the existing childcare facility. The property is located at 701 Black Rock Road in the R-15 zone. **There was no action taken on this plan.**

Public Comments: There were none.

The meeting was adjourned at 7:43 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary