

PENN TOWNSHIP PLANNING COMMISSION  
JANUARY 4, 2007

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on January 4, 2007 at the Penn Township Municipal Building. Also present were Planning Members Wendell Felix, Michael Johnson, James Butt, Stede Mummert, Fred Marsh and Gary LeFevre. Also present were Township Engineer Bortner and Zoning Officer Menges.

The Planning Commission took action to reorganize. Planners Felix/Marsh moved to nominate Ray Van de Castle as Chairperson and James Butt as Vice President of the Planning Commission. The motion carried unanimously.

The December 7, 2006 Planning Commission minutes were approved as submitted.

The Planners received the following zoning appeals and will make recommendations to the Zoning Hearing Board:

**Z07-01 – BRIAN E. JENKINS & JODI K. STOLZ-JENKINS, 132 Pheasant Run Lane, Hanover, PA 17331. Applicant is requesting a variance to Section 207.2 (Use by Right) to operate a veterinary clinic. The property is located at 1446 Baltimore Street, Unit G in the S/C zone.**

Dr. Brian E. Jenkins represented this request. They are requesting a variance to operate a veterinary clinic at Grandview Plaza. John Beil, Burkentine and Sons, was present to represent the builder of the facility. Dr. Jenkins stated that he and his wife, Dr. Stolz-Jenkins, came to Hanover in 1990 to work for Dr. Fawcett at the Conewago Veterinary Clinic. They remained there for thirteen and half years even after Dr. Fawcett sold the practice. They left Conewago and have been working for a 24-hour emergency animal hospital in Westminster, MD. After they left Conewago they continued do relief work in the Hanover area. They have come to a point in their career where they are able to have their own practice. They have been searching for a year and half for a location in the South Hanover Area for their business. They are residents of Penn Township and have been for over thirteen years. There is currently only one veterinary hospital in Penn Township. There is no use by right anywhere in the Township's zoning ordinance for a veterinary hospital but it is allowed by special exception in the Highway Business and the Rural Residential zones. Veterinary hospitals are becoming more popular in strip malls and that is why they would like to open one in Grandview Plaza.

Dr. Jenkins stated that there is no difference between a clinic and hospital in the Pennsylvania regulations. There will be no outside kenneling of (animal) patients. Most patients will have outpatient surgery and will be returned to the owner the same day. On the rare occasion that an overnight stay is required they will have cameras set up and they will monitor the facility from their home computer. In case of an emergency another doctor will be contacted or they will return themselves because they are within ten minutes of the facility. Mr. Beil stated that the shopping center's newest commercial building is expected to start receiving businesses in late spring or early summer. There will be no biological hazardous waste and all medical waste will follow OSHA and other federal requirements for disposal. The building will be set up so that

each unit will have its own HVAC unit and each unit will have a sound barrier and fire barrier and utilities will be metered individually. Dr. Jenkins stated that cats will be required to be brought in caged and dogs will need to be leashed or in cages also. There will be an area to the rear of the building for animals that need to access the outside world along with a room in the facility for nature calls. Dr. Jenkins stated that every individual who schedules an appointment would be told that the animal will need to be caged or leashed and the facility will be posted. Mr. Beil stated that a permitted use in the shopping center is a pet store where animals would remain over night. A dog grooming business is also allowed. This would be a more controlled entity than a pet shop. All controlled drugs would be double locked based on federal guidelines and noncontrolled drugs would be locked in the pharmacy. The pets would be limited to dogs and cats. Dr. Jenkins stated that he has friends that have hospitals in the strip malls and they have not had problems with there being no grass available. He stated that their business is paramount on keeping sanitation under control. Many of his friends have practices in strip malls and have not had problems with sanitation or their patients.

Planners Butt/Felix moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z01-01 – Brian E. Jenkins and Jodi K. Stolz-Jenkins requesting a variance to Section 207.2 (Use by Right) to operate a veterinary clinic as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried

**Z07-02 – BON TON BUILDERS, INC., 1060 Baltimore Street, Hanover, PA 17331.**  
**Applicant is requesting a variance to Section 208-208.3 (Area and Bulk) to construct a multi-family dwelling. The property is located at 735 Frederick Street in the H/B zone.**

Dave Stair, Loss Stair Civil Engineering, and Doug Gent, attorney, represented this case. Mr. Stair stated that this is a small piece of property located in front of the Plum Creek Townhouses. There was a single-family home that was previously converted to a four-unit home but it burned down in 2003. The property is zoned Highway Business. There is an alley that runs parallel to the property and some of the surrounding properties around it are zoned Apartment/Office and they are requesting a variance to build a townhouse on the property that would be allowed in the A/O zone. The structure would have four residential units and a parking area on the Frederick Street side of the property. A few years ago Worley Surveying submitted a land development plan which showed the access from the property onto Orchard Lane but the developer could not get an access to the private drive. Loss Stair is proposing to widen the existing driveway onto Frederick Street. The lot width is about fifty-three and a half feet. They have reviewed other allowed uses for the property and feel that nothing that is allowed can be built on the property. The land development plan was filed in 2003 but was never approved by the Township. There was discussion that the previous plan was filed under the old zoning ordinance and it was questioned if this plan should be reviewed under the old ordinance zoning ordinance instead of the new one. The previous plan is P03-29 and at the time the property was zoned Apartment/Office and this would be an allowed use under the old ordinance. Zoning Office Menges stated that the change of the access from Orchard Lane to Frederick Street could be enough to cause a refilling of the plan. Zoning Officer Menges stated that he is trying to get the plan through with out any ambiguity and that changing of the access egress from what was given to us and what was filed could be a major change that is going to affect the plan we currently have. Engineer Bortner stated that there was a zoning issue with the previous plan with regards to lot width. If they want to pursue this plan they may want to withdrawal the previous

plan. Mr. Stair stated that he would speak to Bon Ton Builders about the other plan. The previous house was built on a slab and there is no floodplain mapped on this property. On the old plan they were proposing to set the first floor elevation the same as the surrounding properties to help alleviate any potential flooding.

Planners Butt/Felix moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z07-02 – Bon Ton Builders, requesting a variance to Section 208-208.3 (Area and Bulk) to construct a multi-family dwelling, as it meets the requirements for a variance set forth in Section 502.3 a) thru f), with the stipulation that the driveway be twenty four foot wide and subject to withdrawal of the previous plan or a resubmission of an amended plan, and the first floor elevation should be as high as those properties surrounding it. Motion failed on a 3-4 vote with Planners Johnson, Marsh, LeFevre, and Mummert casting the dissenting votes.

Planners Mummert/Marsh moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case Z07-02 Bon Ton Builders, requesting a variance to Section 208-208.3 (Area and Bulk) to construct a multi-family dwelling, as it does not meet the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 4-3 vote with Planners Felix, Van de Castle, and Butt casting the dissenting votes.

The Planners received the following waiver or exoneration requests:

Bon Ton Builders is requesting exoneration from land development plan requirements to construct an addition to Bentley's at the Barn (Patty and John's Restaurant) located at 1161 Westminster Avenue.

Planner Van de Castle/Johnson moved that in the event they (Bon Ton Builders) appear, the Commission would consider their request at that time. Motion carried on a 7-0 vote.

The Planners reviewed the following Subdivision/Land Development plans and made the following recommendations:

**P01-28 – HIGH POINTE @ ROJEN FARMS, 751 Frederick Street, Hanover, PA 17331. A preliminary two hundred twenty-seven (227) lot subdivision located on Grandview Road in the R-22 and R-40 zones. (SOUTH)**

There was no action taken on this plan.

**P02-28 – CARLISE CROSSING, c/o CBL Associates Properties, Inc., 800 South Street, Ste. 395, Waltham, MA 02453. A final land development plan to construct a shopping center on Carlisle Street, North of Eisenhower Drive. The property is located in the S/C zone.**

Mark Campbell, HRG, Bob Monahan, developer, and Allen Smith, Conewago Contractors, represented this plan. The old Carlisle Crossing is now being renamed Gateway Hanover. The previous plan was entirely in Penn Township but since it has been taken over by Conewago Contractors and now includes the adjoining tract, owned by Bob Monahan, the project now spans three municipalities in two counties. The main improvement is the extending of Eichelberger Street and Wilson Avenue, which could help alleviate some of the traffic problems

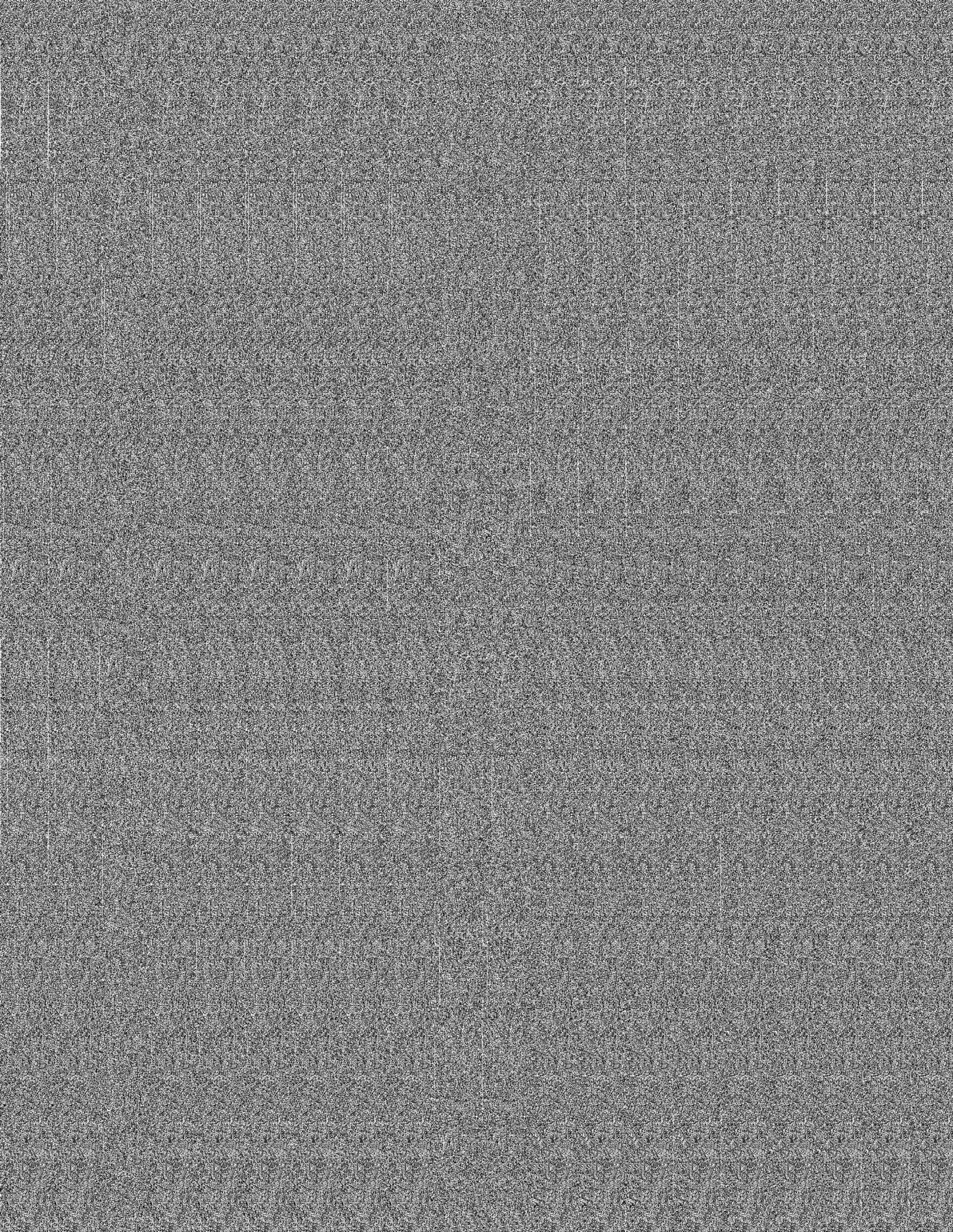
at Carlisle and Eisenhower. The project is set up for about 800,000 square feet of retail space with about half of it in Penn Township. There are several access points from both Carlisle Street and Eisenhower Drive with internal roads to help the flow of traffic. There are several green areas that were previously shown for development near the creek. The buildings that were on the previous plan have been flipped so that parking is now located to the north of the property. The area near and around Slagle Run will remain green. They will be submitting a modification of the previous submitted plan. Mr. Campbell stated that the developing partners have been working on the layout and plan for about a year. There will be a signalized intersection at the crest of the hill at the existing home with about five lanes of traffic. Wilson Avenue will become a dedicated Township street. There was concern about affecting the Hanover Borough's water supply with development near the creek. Mr. Campbell stated that previous plan showed the intersection was nearer to the creek than what it is currently proposed which will provide time for the treatment of the water before it gets to the creek. The gas kisok was also proposed for this area on the previous plan and it has been moved closer to the intersection at Carlisle and Wilson. There will be no development in the green areas. They are working on the traffic impact study, which will be submitted to PENNDOT within several weeks. The proposed traffic patterns will have to be approved by the State. There is an entrance that is shown that will be a right-in and a right-out only from Carlisle Street. There was some concern about the intersection of Carlisle Street and Wilson Avenue and the new traffic that will be created on Eisenhower Drive. There was some concern about future access from the north onto Wilson Avenue. Mr. Smith stated that he is not aware of any future access because the Shank's have suggested that they want to keep and maintain their property for farmland. There is a five-foot strip of ground on the north side of the right of way for a five-foot high retaining wall to lower the street down because of the maximum height of the parking lots. Parcel E would own the extra five feet with the retaining wall on it. They would like to eventually connect the property to the movie theater but there is a wetland issue. There was concern about the amount of traffic that is going to be traveling on Eisenhower Drive and Mr. Smith stated that the traffic impact study will address several intersections and will not be limited to those on Eisenhower Drive. It was noted that the Carlisle Crossing plan will have to be revised and a change of ownership will have to be noted. This plan was for review and comment and not the final version of what will be submitted. The Planners were concerned about another outlet other than onto Eisenhower Drive such as Flickinger Road. There was another crossing to the creek that may be grandfathered but has not been pursued by the developers. Engineer Bortner stated that the developer should be concerned about drifting snow onto Wilson from the north.

**P03-03 – BOWMAN TRACT APARTMENTS, Baxter Investment Group, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan for thirty (30) unit multi-family complex located at 1300 Baer Avenue in the R-8 zone.**

There was no action taken on this plan.

**P03-05 – BREEZEWOOD DRIVE PROJECT, Wandering Streams, 50 Cambridge Drive, Hershey, PA 17033. A preliminary subdivision plan for twelve duplex units. The property is located on the East side of Breezewood Drive in the R-8 zone.**

There was no action taken on this plan.



**P04-04 – DAVE HUMBERT & JACK COOK, 680 Chestnut Street, Hanover, PA 17331. A final subdivision plan to create 2 commercial/industrial lots. The property is located on Blettner Avenue. It lies in Conewago Township with a small portion in Penn Township.**

There was no action taken on this plan.

**P04-18 – PIGEON HILL PARK, Joan B. McAnall, P.O. Box 234, Hanover, PA 17331. A sketch of a subdivision plan to construct a thirty-six (36) lot residential development. The property is located on Pigeon Hill Park Road to High Rock Road, in the R-40 zone.**

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

**P04-26 –STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone.**

There was no action taken on this plan.

**P05-04 – 21 INDUSTRIAL DRIVE, Group Hanover, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted to allow construction of an office and warehouse. The property is located at 21 Industrial Drive.**

There was no action taken on this plan.

**P05-05 – DONALD B. SMITH ROOFING, Gerald Funke, c/o Group Hanover, Inc. 213 Carlisle Street, Hanover, PA 17331. A land development plan submitted to allow an extension of West Chestnut Street. The property is located on West Chestnut Street, in the Industrial Zone.**

There was no action taken on this plan.

**P05-15 AVION, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan submitted to create nineteen (19) single-family residential building lots. The property is located on the corner of Bankert Road and Blooming Grove Road in the R-40 zone.**

There was no action taken on this plan.

**P05-21 – HILLSIDE MEDICAL CENTER, c/o MMS Management, LLC, 731 Fame Avenue, Hanover, PA 17331. A preliminary re-subdivision and land development plan submitted to construct an addition of medical offices. The property is located on Fame Avenue in the Industrial Zone.**

There was no action taken on this plan.

**P06-01 – BURKENTINE SOUTH, Hannon Homes c/o John Burkentine, P.O. Box 98, Glenville, PA 17329. A preliminary subdivision plan submitted to create twenty-four (24) single-family residential lots. The property is located on South side of Black Rock Road and West of Grandview Road in the R-15 zone.**

There was no action taken on this plan.

**P06-10 – HIGH POINTE @ ROJEN FARMS –NORTH, 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan to create one hundred single family residential lots. The property is located on the north side of Grandview Road, east of Beck Mill Road in the R-22 zone.**

There was no action taken on this plan.

**P06-15 – WHISPERING RUN, Joseph A. Myers, 160 Ram Drive, Hanover, PA 17331. A final subdivision plan submitted to create one hundred twenty-five (125) residential lots. The property is located on the east side of Beck Mill Road, north of Grandview Road in the R-22 zone.**

There was no action taken on this plan.

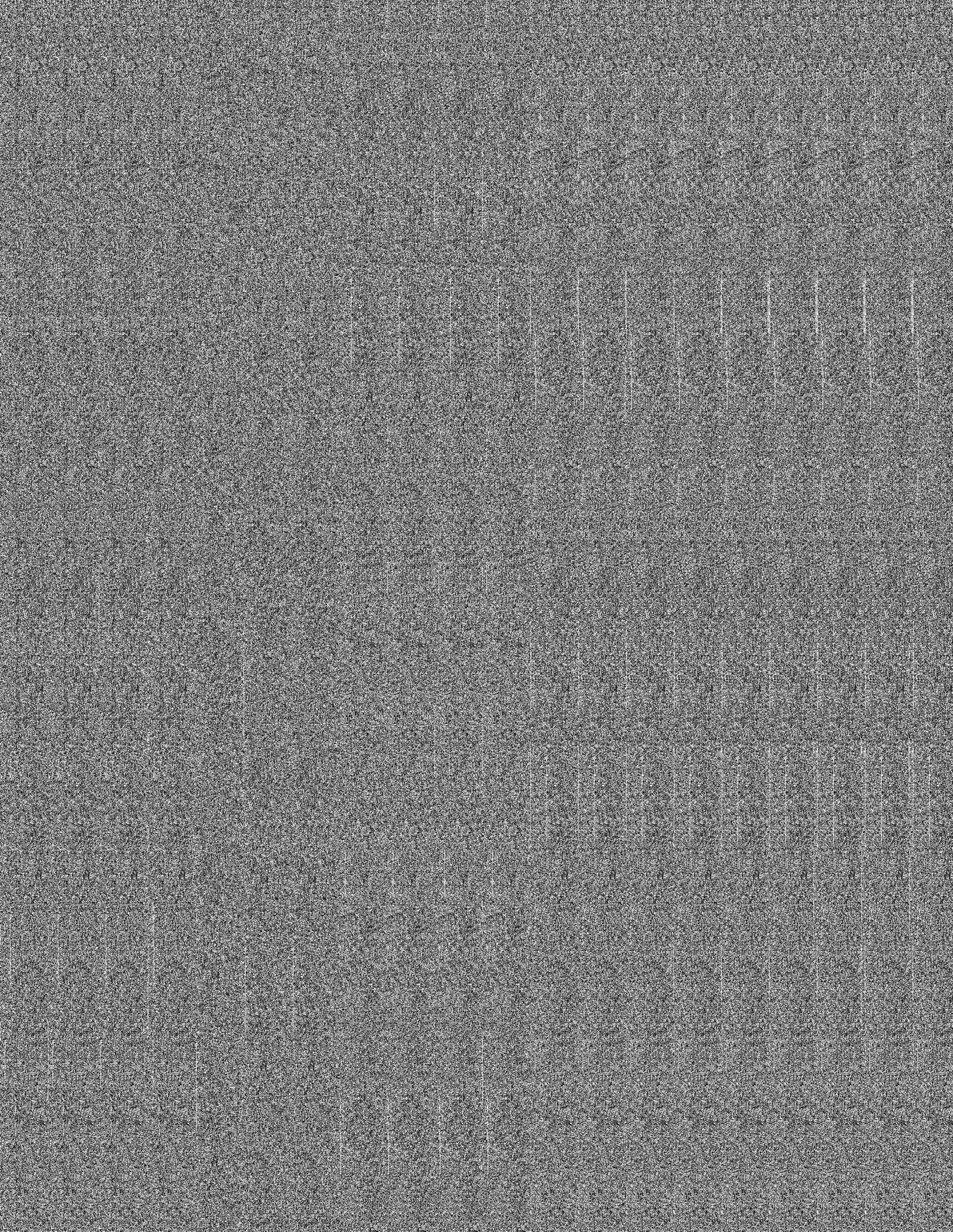
**P06-19 – BOYD W. ARNOLD, (Deceased) & ROLDA E. ARNOLD aka ROLDA E. BECKER, 996 Hill Top Drive, Spring Grove, PA 17362. A final subdivision plan to create two (2) residential lots. The property is located on Earl Street in the R-15 zone.**

There was no action taken on this plan.

**P06-20 – PROPOSED RUTTER’S FARM STORE #6, CHR Corporation, Tim Rutter, 2295 Susquehanna Trail, Suite C, York, PA 17403. A final reverse subdivision and land development plan submitted to construct a convenience store dispensing fuel and a car wash. The property is located south of York Street (SR 116) between Blooming Grove Road (SR216) and Hirtland Avenue in the H/B zone.**

There was no action taken on this plan.

**P06-23 -BROOKSIDE AVENUE TOWNSHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone.**



Planners Van de Castle/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on P07-02 pending the review of York County Planning Commission comments. Motion carried on a 5-2 vote with Planners Felix and Johnson casting the dissenting votes.

The meeting adjourned at 8:38 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
FEBRUARY 1, 2007

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on February 1, 2007 at the Penn Township Municipal Building. Also present were Planning Members Michael Johnson, Stede Mummert, Fred Marsh and Gary LeFevre. Planners Wendell Felix and James Butt were absent with notice. Also present were Township Engineer Bortner and Zoning Officer Menges.

The January 4, 2007 Planning Commission minutes were approved as submitted.

The Planners received the following zoning appeals and will make recommendations to the Zoning Hearing Board:

**Z07-03 – PENN TOWNSHIP FIRE DEPARTMENT, 20 Wayne Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 306.3 (d) (Non-Residential Access Driveway) to construct an access drive that does not meet the requirements. The property is located at Clover Lane adjacent to Narrow Road in the S/C zone.**

Reg Baugher, Hanover Land Services, Inc. and Jan Cromer, Penn Township Fire Chief, represented this case. The Penn Township Emergency Services is requesting a variance for two driveways at a facility to be built off Clover Lane. The front entrance would be along Clover Lane and the rear entrance along a proposed street (Ripple Drive) in the Stonewicke Development. The front entrance would be 147 feet wide and the entrance in the rear would be 58 feet wide. The ordinance allows a maximum twenty-four foot wide driveway. They are requesting the waiver because of the size of the fire apparatus and the unique function of the emergency services building. They believe it would create a hardship and may endanger those working at the station if they are only allowed a twenty-four foot wide driveway. Mr. Baugher stated that he is not aware of any other fire station with a controlled entrance. Every other fire company has an entrance the size of the fire apparatus bays. This is the minimum width in which they can safely operate. The new facility will house all the fire equipment owned by the Township and the fire companies. This includes the equipment owned by the previous Parkville and Penville Fire Companies, the Ambulance club, and the Scuba team. The section of the facility housing the apparatus will be single story but there will be a two-story section where the offices are located. The main access will be onto Clover Lane and there will be a signalized intersection at Clover and Baltimore Street. The rear access will be used for returning vehicles or for fire fighters reporting to calls. Parking spaces at the facility will be 10' x 20'. The building will be built with seven bays so that the fire apparatus can drive straight through the bays from either side.

Planners Marsh/Van de Castle moved for a favorable recommendation for Z07-03 Penn Township Fire Department requesting a variance to Section 306.3 (d) (Non-Residential Access Driveway) to construct access drives that do not meet the requirements, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on 5-0 vote.

**Z07-04 – RODGER W. BROOKS, 2149 Youngs Road, Hanover, PA 17331.**

**Applicant is requesting a variance to Section 311 (Street Access) due to proposed subdivision of property adjoining South Center Street. The proposed subdivided property will adjoin Crest Avenue which is an undedicated street. The property is located in the R-8 zone.**

Rodger W. Brooks represented this case. Mr. Brooks would like to subdivide a lot off his property to build a single-family home. The property abuts two undedicated streets, Crest Avenue and an unimproved 20' alley. There is a proposed development across from Crest Avenue that will abut Baer Avenue. Crest Avenue will be pushed into the existing right of way by the proposed development. The plan shows a duplex but Mr. Brooks would construct a single-family home rather than a duplex. The lot size will remain the same as proposed. The existing property currently has a single-family home that does not meet the front setback. The existing buildings will have to meet setbacks once the lot is subdivided. There is an existing gravel driveway along the unimproved alley. There was some concern because setback variances would be required for the way the plan was shown.

Planners Mummert/Van de Castle moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case Z07-04 – Rodger W. Brooks requesting a variance to Section 311 (Street Access) due to proposed subdivision of property adjoining South Center Street as it does not meet the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 4-1 vote with Planner Marsh casting the dissenting vote.

**Z07-05 – WITHDRAWN**

**Z07 – 06 – WESLEY L. SENSENIG, 6999 Cannery Road, Hanover, PA 17331.**

**Applicant is requesting a variance to Section 206 (Use Regulations) to operate a retail/wholesale meat and food market, restaurant and catering business. The property is located at the Parkville Fire Hall on Baltimore Street in the A/O zone.**

Wesley L. Sensenig and attorney Steve O'Donnell, Cashman and O'Donnell, represented this case. Mr. O'Donnell stated that the proposed use is for the Parkville Fire Hall and that a competitive bid process for the property is being undertaken. It will take the fire company until February 2008 to vacate the property and move into their new facility. Mr. Sensenig is moving forward in anticipation that he will be the successful bidder for the property. The current use is a fire hall and it does contain full banquet facilities. The facility would become a store in the front of the building where the engine bays are currently located. It would be used for retailing meat and produce. The kitchen and hall would be used for a restaurant and the basement would be used for curing and processing meats. The basement is a full basement composed of concrete walls with an access from the outside. The building would need slight interior renovations but from the outside the building will remain mostly the same. The facility can seat between four and five hundred people. The facility is currently being used in a similar fashion as proposed by the applicant but since it will be business, a variance is required for the use. Mr. Sensenig is proposing to use the parking as it currently exists with 10' x 20' parking spaces. There will be no parking in the front of the building. The retail parking would be located to the side of the facility. There is an alley to the rear of the building that can be used for access. There are two side entrances into the building. The garage doors will be removed and storefront doors will be

installed. The facility would require about 290 parking spaces but the applicant can take into account that not all uses would be occurring simultaneously. There is enough land for the number of parking spaces that they need. The property is composed of several parcels of land, several which have no buildings on them. Mr. Sensenig may use one of the carnival buildings for sales of pit beef and barbeque during the summer months.

Planners Marsh/Johnson moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z07-06 Wesley Sensenig, requesting a variance to Section 206 (Use Regulations) to operate a retail/wholesale meat and food market, restaurant and catering business, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 5-0 vote.

The Planners received the following waiver or exoneration requests:

Bon Ton Builders is requesting exoneration from land development plan requirements to construct an addition to Bentley's at the Barn (Patty and John's Restaurant) located at 1161 Westminster Avenue.

Dave Menges, Bon Ton Builders, represented this request. They are proposing to add a second floor over the cooler area. The walls are already there but they will be adding a floor joist and a second floor. They area would be used for storage. They will be replacing one of the walls because it is on a slight angle. The Township inspector will also be inspecting the property per the Uniform Construction Code. The storage area will be 18' x 28' but the entire area is 31' x 28'. The other third of the area will contain the air conditioning unit.

Planners Van de Castle/LeFevre moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 5-0 vote.

Hanover Land Services, Inc. on behalf of their client, Penn Township Fire Department is requesting a waiver to Section 507b Access Drive of the Subdivision and Land Development Ordinance and Section 404 Environmental Impact Study to construct a new fire station.

Reg Baugher, Hanover Land Services, and Jan Cromer, Fire Chief, represented this request. The driveways are the same driveways that were previously addressed under the zoning variance request. They are requesting the waiver of the environmental impact study because of the small number of employees and the limited traffic related to the this type of use and the relative small size of impervious area to be created will pose a minimal impact on the neighborhood and environment.

Planners Van de Castle/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 5-0 vote.

Sharrah Design Group, Inc. on behalf of Wolverine Holdings, LLC and Clyde and Anna Mae Martin, is requesting a modification to Article VIII of the Subdivision and Land Development Ordinance from the requirements of Article IV with regards to contours, existing features, etc. due to final lot addition plats submitted for subdivision plan approvals.

Bob Sharrah represented this request. Mr. Sharrah provided a plan showing several subdivision plans including Martin's Ridge and Thornbury Hunt (Wolverine Holdings). There are several land swaps that are being shown on the plan to improve lot configuration. The land swaps are occurring between four parties including the Wolverine Holdings, the Martins, Joseph A. Myers, (South Heights LP) and the Taggert property. This will help with the recording of the final plans of all these subdivisions. They are requesting a waiver of the details that are normally shown on the plan because they are on the individual plans of each subdivision.

Planners Marsh/Mummert moved for a favorable recommendation on this request to the Penn Township Board of Commissioners. Motion carried on a 5-0 vote.

The Planners reviewed the following Subdivision/Land Development plans and made the following recommendations:

**P01-28 – HIGH POINTE @ ROJEN FARMS, 751 Frederick Street, Hanover, PA 17331. A preliminary two hundred twenty-seven (227) lot subdivision located on Grandview Road in the R-22 and R-40 zones. (SOUTH)**

There was no action taken on this plan.

**P02-28 – CARLISE CROSSING, c/o CBL Associates Properties, Inc., 800 South Street, Ste. 395, Waltham, MA 02453. A final land development plan to construct a shopping center on Carlisle Street, North of Eisenhower Drive. The property is located in the S/C zone.**

There was no action taken on this plan.

**P03-03 – BOWMAN TRACT APARTMENTS, Baxter Investment Group, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan for thirty (30) unit multi-family complex located at 1300 Baer Avenue in the R-8 zone.**

There was no action taken on this plan.

**P03-05 – BREEZEWOOD DRIVE PROJECT, Wandering Streams, 50 Cambridge Drive, Hershey, PA 17033. A preliminary subdivision plan for twelve duplex units. The property is located on the East side of Breezewood Drive in the R-8 zone.**

There was no action taken on this plan.

**P03-06 – BROOKSIDE HEIGHTS, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan for a 233 unit residential community. The plan consists of duplex lots, condominiums, and townhouses. It is located on the East side of Brookside Avenue, in the R-8 zone.**

There was no action taken on this plan.

**P03-11 – THORNBURY HUNT, Wolverine Holdings LLC, John Teel, 1060 Baltimore Street, Hanover, PA 17331. A preliminary subdivision plan to construct a fifty-three (53)**

**lot residential development. The property is located on the west side of Beck Mill Road, just north of Grandview Road in the R-22 zone.**

There was no action taken on this plan.

**P03-15 – PINE BROOK DEVELOPMENT, Paul Burkentine, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary land development plan to construct a fort-seven (47) unit subdivision, consisting of 10 duplex, 17 single family attached and 20 multi-family dwellings along Breezewood Drive and Ruel Avenue. The property is located in the R-8 zone.**

There was no action taken on this plan.

**P03-20 - SOUTH WEST CROSSING, c/o Paul Burkentine, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan to create a forty-eight (48) unit, multi-family complex on the corner of Baer Avenue and Bowman Road. The property is located in the R-8 zone.**

There was no action taken on this plan.

**P03-23 – JOHN & MARTHA HALTER, Fairview & Westminster Road, Hanover, PA 17331. A final subdivision to create four residential building lots. Only a small portion lies in Penn Township. The plan was filed by West Manheim Township.**

There was no action taken on this plan.

**P03-29 – BON TON BUILDERS, 1060 Baltimore Street, Hanover, PA 17331. A final land development plan to allow construction of a multi-family unit on the corner of Frederick Street and Orchard Lane. The property is located in the A/O Zone.**

There was no action taken on this plan.

**P03-30 – MUSTANG POINTE, Mummert Enterprises, 8 Stuart Avenue, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone.**

There was no action taken on this plan.

**P04-04 – DAVE HUMBERT & JACK COOK, 680 Chestnut Street, Hanover, PA 17331. A final subdivision plan to create 2 commercial/industrial lots. The property is located on Blettner Avenue. It lies in Conewago Township with a small portion in Penn Township.**

There was no action taken on this plan.

**P04-18 – PIGEON HILL PARK, Joan B. McAnall, P.O. Box 234, Hanover, PA 17331. A sketch of a subdivision plan to construct a thirty-six (36) lot residential development. The property is located on Pigeon Hill Park Road to High Rock Road, in the R-40 zone.**

There was no action taken on this plan.

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There was no action taken on this plan

**P04-26 –STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone.**

There was no action taken on this plan.

**P05-04 – 21 INDUSTRIAL DRIVE, Group Hanover, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted to allow construction of an office and warehouse. The property is located at 21 Industrial Drive.**

There was no action taken on this plan.

**P05-05 – DONALD B. SMITH ROOFING, Gerald Funke, c/o Group Hanover, Inc. 213 Carlisle Street, Hanover, PA 17331. A land development plan submitted to allow an extension of West Chestnut Street. The property is located on West Chestnut Street, in the Industrial Zone.**

There was no action taken on this plan.

**P05-15 AVION, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan submitted to create nineteen (19) single-family residential building lots. The property is located on the corner of Bankert Road and Blooming Grove Road in the R-40 zone.**

There was no action taken on this plan.

**P05-21 – HILLSIDE MEDICAL CENTER, c/o MMS Management, LLC, 731 Fame Avenue, Hanover, PA 17331. A preliminary re-subdivision and land development plan submitted to construct an addition of medical offices. The property is located on Fame Avenue in the Industrial Zone.**

There was no action taken on this plan.

**P06-01 – BURKENTINE SOUTH, Hannon Homes c/o John Burkentine, P.O. Box 98, Glenville, PA 17329. A preliminary subdivision plan submitted to create twenty-four (24)**

**single-family residential lots. The property is located on South side of Black Rock Road and West of Grandview Road in the R-15 zone.**

There was no action taken on this plan.

**P06-10 – HIGH POINTE @ ROJEN FARMS –NORTH, 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan to create one hundred single family residential lots. The property is located on the north side of Grandview Road, east of Beck Mill Road in the R-22 zone.**

There was no action taken on this plan.

**P06-15 – WHISPERING RUN, Joseph A. Myers, 160 Ram Drive, Hanover, PA 17331. A final subdivision plan submitted to create one hundred twenty-five (125) residential lots. The property is located on the east side of Beck Mill Road, north of Grandview Road in the R-22 zone.**

There was no action taken on this plan.

**P06-19 – BOYD W. ARNOLD, (Deceased) & ROLDA E. ARNOLD aka ROLDA E. BECKER, 996 Hill Top Drive, Spring Grove, PA 17362. A final subdivision plan to create two (2) residential lots. The property is located on Earl Street in the R-15 zone.**

There was no action taken on this plan.

**P06-20 – PROPOSED RUTTER’S FARM STORE #6, CHR Corporation, Tim Rutter, 2295 Susquehanna Trail, Suite C, York, PA 17403. A final reverse subdivision and land development plan submitted to construct a convenience store dispensing fuel and a car wash. The property is located south of York Street (SR 116) between Blooming Grove Road (SR216) and Hirtland Avenue in the H/B zone.**

There was no action taken on this plan.

**P06-23 -BROOKSIDE AVENUE TOWNSHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone.**

There was no action taken on this plan.

**P06-25 – PETER & PENNY FILUS, 6815 Laurel Summit Drive, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is also located in Heidelberg Township and is zoned conservation.**

There was no action taken on this plan.

**P06-26 – MARTINS RIDGE SUBDIVISION, Bon Ton Builders, 1060 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create twenty-three (23) single-family residential lots. The property is located on Beck Mill Road in the R-22 zone.**

There was no action taken on this plan.

**P07-03 – PENN TOWNSHIP FIRE DEPARTMENT, 20 Wayne Avenue, Hanover, PA 17331. A final land development plan to construct a fire station. The property is located on the south side of Clover Lane in the S/C zone.**

Reg Baugher, Hanover Land Services, represented this plan. This is the initial review of the plan and is the same plan that was presented for the zoning hearing board case. The building has been moved slightly to help alleviate grade problems. The building will be one-story where the apparatus bays are located and will be two-stories where the offices and bunkrooms are located. The building will be no taller than what is allowed by the ordinance. The bays will be opened on both sides of the building to allow for straight through access by the equipment. York County Planning Commission comments have not been received.

**P07-04 –SLW LTD. PARTNERSHIP PARKING EXPANSION, 607 W. Chestnut Street, Hanover, PA 17331. A final land development plan to construct a parking lot expansion. The property is located in the Industrial Zone.**

Dave Stair, Loss Stair Civil Engineering, represented the plan. The Township previously approved this plan, but since then the owner would like to add an additional five parking spaces. The tenant is a snack food company that utilizes small vans for deliveries. The storm water cannot be controlled for the property but there is very little increase with these additions but they are requesting a waiver for storm water management requirements. There is a drainage swale on the property. York County Planning Commission does not review parking lot developments.

Planners Van de Castle/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 5-0 vote.

**P07-05 – WOLVERINE HOLDINGS LLC, 1060 Baltimore Street, Hanover, PA 17331. A final lot addition subdivision submitted for an add-on-lot. The property is located on Beck Mill Road in the R-22 zone.**

**P07-06 – CLYDE E. & ANNA MAE MARTIN, 1076 Beck Mill Road, Hanover, PA 17331. A final lot addition subdivision plan submitted for two (2) add-on lots. The property is located on Beck Mill Road in the R-22 zone.**

Bob Sharrah, Sharrah Design Group, represented both of these plans. They show a land swap between Wolverine Holdings, the Martins, Thornbury Hunt, and the Taggart property. Mr. Sharrah stated that this is to have a cleaner title for the properties. Zoning Officer Menges stated that he feels that York County Planning Commission comments will be received prior to the Board of Commissioners meeting so that conditional approval could be given.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on these plans pending the receipt and favorable review of York County Planning Commission comments. Motion carried on a 5-0 vote.

**P07-07 – 150 BROOKSIDE AVENUE FINAL SUBDIVISION, Michael J. and Luann Hufnagle, 1009 York Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located at 150 Brookside Avenue in the R-8 zone.**

There was no action taken on this plan.

The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
MARCH 1, 2007

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on March 1, 2007 at the Penn Township Municipal Building. Also present were Planning Members Wendell Felix, Michael Johnson, James Butt, Stede Mummert, Fred Marsh and Gary LeFevre. Also present were Township Engineer Bortner and Zoning Officer Menges.

The February 1, 2007 Planning Commission minutes were approved as submitted.

The Planners received the following zoning appeals and will make recommendations to the Zoning Hearing Board: None

The Planners received the following waiver or exoneration requests: None

**Zoning Ordinance Amendment**

Township Manager Garvick was present to discuss proposed zoning ordinance amendments with the planners. He stated that the first proposed change is to include "animal hospital" as a special exception in the Shopping-Commercial and Industrial zones. This change was the result of Zoning Hearing Board case Z07-01. The applicants had requested a variance to operate a veterinary hospital at the Grandview Plaza Shopping Center. The current zoning ordinance allows it as a use by special exception in only the R-40 and Highway Business zones. The ZHB submitted a request to the Commissioners to add the use in additional zones. Manager Garvick stated that Board of Commissioners is intending to conduct a public hearing on the proposed changes at the April 16<sup>th</sup> Board of Commissioners meeting. The Municipalities Planning Code requires that proposed amendments be submitted to the Township and County Planning Agencies at least thirty days prior to the public hearing by the Commissioners. The additional amendments to the ordinance include administration of permits in Section 7 of the ordinance because of the Uniform Construction Code (UCC), the state building code. The UCC does not require building permits for several types of construction that we still find advantageous to monitor. Therefore, the Township intends to issue "zoning" permits for gazebos, sheds, driveways, retaining walls, etc. The Zoning Officer will enforce those regulations and issue the appropriate zoning permits. The Building officer will issue building permits and enforce the regulations of the UCC. The final amendment is regarding access drives, specifically to limit the number of access driveways into multifamily developments. It was indicated that a recommendation regarding the changes would be made at the April Planning Commission meeting.

The Planners reviewed the following Subdivision/Land Development plans and made the following recommendations:

**P01-28 – HIGH POINTE @ ROJEN FARMS, 751 Frederick Street, Hanover, PA 17331. A preliminary two hundred twenty-seven (227) lot subdivision located on Grandview Road in the R-22 and R-40 zones. (SOUTH)**

There was no action taken on this plan.

**P02-28 – CARLISE CROSSING, c/o CBL Associates Properties, Inc., 800 South Street, Ste. 395, Waltham, MA 02453. A final land development plan to construct a shopping center on Carlisle Street, North of Eisenhower Drive. The property is located in the S/C zone.**

There was no action taken on this plan.

**P03-03 – BOWMAN TRACT APARTMENTS, Baxter Investment Group, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan for thirty (30) unit multi-family complex located at 1300 Baer Avenue in the R-8 zone.**

There was no action taken on this plan.

**P03-05 – BREEZEWOOD DRIVE PROJECT, Wandering Streams, 50 Cambridge Drive, Hershey, PA 17033. A preliminary subdivision plan for twelve duplex units. The property is located on the East side of Breezewood Drive in the R-8 zone.**

There was no action taken on this plan.

**P03-06 – BROOKSIDE HEIGHTS, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan for a 233 unit residential community. The plan consists of duplex lots, condominiums, and townhouses. It is located on the East side of Brookside Avenue, in the R-8 zone.**

There was no action taken on this plan.

**P03-11 – THORNBURY HUNT, Wolverine Holdings LLC, John Teel, 1060 Baltimore Street, Hanover, PA 17331. A preliminary subdivision plan to construct a fifty-three (53) lot residential development. The property is located on the west side of Beck Mill Road, just north of Grandview Road in the R-22 zone.**

There was no action taken on this plan.

**P03-15 – PINE BROOK DEVELOPMENT, Paul Burkentine, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary land development plan to construct a fort-seven (47) unit subdivision, consisting of 10 duplex, 17 single family attached and 20 multi-family dwellings along Breezewood Drive and Ruel Avenue. The property is located in the R-8 zone.**

There was no action taken on this plan.

**P03-20 - SOUTH WEST CROSSING, c/o Paul Burkentine, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan to create a forty-eight (48) unit, multi-**

family complex on the corner of Baer Avenue and Bowman Road. The property is located in the R-8 zone.

There was no action taken on this plan.

P03-23 – JOHN & MARTHA HALTER, Fairview & Westminster Road, Hanover, PA 17331. A final subdivision to create four residential building lots. Only a small portion lies in Penn Township. The plan was filed by West Manheim Township.

There was no action taken on this plan.

P03-29 – BON TON BUILDERS, 1060 Baltimore Street, Hanover, PA 17331. A final land development plan to allow construction of a multi-family unit on the corner of Frederick Street and Orchard Lane. The property is located in the A/O Zone.

There was no action taken on this plan.

P03-30 – MUSTANG POINTE, Mummert Enterprises, 8 Stuart Avenue, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone.

There was no action taken on this plan.

P04-04 – DAVE HUMBERT & JACK COOK, 680 Chestnut Street, Hanover, PA 17331. A final subdivision plan to create 2 commercial/industrial lots. The property is located on Blettner Avenue. It lies in Conewago Township with a small portion in Penn Township.

There was no action taken on this plan.

P04-18 – PIGEON HILL PARK, Joan B. McAnall, P.O. Box 234, Hanover, PA 17331. A sketch of a subdivision plan to construct a thirty-six (36) lot residential development. The property is located on Pigeon Hill Park Road to High Rock Road, in the R-40 zone.

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

P04-26 –STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is

located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone.

There was no action taken on this plan.

P05-04 – 21 INDUSTRIAL DRIVE, Group Hanover, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted to allow construction of an office and warehouse. The property is located at 21 Industrial Drive.

There was no action taken on this plan.

P05-05 – DONALD B. SMITH ROOFING, Gerald Funke, c/o Group Hanover, Inc. 213 Carlisle Street, Hanover, PA 17331. A land development plan submitted to allow an extension of West Chestnut Street. The property is located on West Chestnut Street, in the Industrial Zone.

There was no action taken on this plan.

P05-15 AVION, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan submitted to create nineteen (19) single-family residential building lots. The property is located on the corner of Bankert Road and Blooming Grove Road in the R-40 zone.

There was no action taken on this plan.

P05-21 – HILLSIDE MEDICAL CENTER, c/o MMS Management, LLC, 731 Fame Avenue, Hanover, PA 17331. A preliminary re-subdivision and land development plan submitted to construct an addition of medical offices. The property is located on Fame Avenue in the Industrial Zone.

There was no action taken on this plan.

P06-01 – BURKENTINE SOUTH, Hannon Homes c/o John Burkentine, P.O. Box 98, Glenville, PA 17329. A preliminary subdivision plan submitted to create twenty-four (24) single-family residential lots. The property is located on South side of Black Rock Road and West of Grandview Road in the R-15 zone.

There was no action taken on this plan.

P06-10 – HIGH POINTE @ ROJEN FARMS –NORTH, 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan to create one hundred single family residential lots. The property is located on the north side of Grandview Road, east of Beck Mill Road in the R-22 zone.

There was no action taken on this plan.

P06-15 – WHISPERING RUN, Joseph A. Myers, 160 Ram Drive, Hanover, PA 17331. A final subdivision plan submitted to create one hundred twenty-five (125) residential lots. The property is located on the east side of Beck Mill Road, north of Grandview Road in the R-22 zone.

There was no action taken on this plan.

P06-19 – BOYD W. ARNOLD, (Deceased) & ROLDA E. ARNOLD aka ROLDA E. BECKER, 996 Hill Top Drive, Spring Grove, PA 17362. A final subdivision plan to create two (2) residential lots. The property is located on Earl Street in the R-15 zone.

There was no action taken on this plan.

P06-20 – PROPOSED RUTTER’S FARM STORE #6, CHR Corporation, Tim Rutter, 2295 Susquehanna Trail, Suite C, York, PA 17403. A final reverse subdivision and land development plan submitted to construct a convenience store dispensing fuel and a car wash. The property is located south of York Street (SR 116) between Blooming Grove Road (SR216) and Hirtland Avenue in the H/B zone.

There was no action taken on this plan.

P06-23 -BROOKSIDE AVENUE TOWNSHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone.

There was no action taken on this plan.

P06-25 – PETER & PENNY FILUS, 6815 Laurel Summit Drive, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is also located in Heidelberg Township and is zoned conservation.

There was no action taken on this plan.

P06-26 – MARTINS RIDGE SUBDIVISION, Bon Ton Builders, 1060 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create twenty-three (23) single-family residential lots. The property is located on Beck Mill Road in the R-22 zone.

There was no action taken on this plan.

P07-03 – PENN TOWNSHIP FIRE DEPARTMENT, 20 Wayne Avenue, Hanover, PA 17331. A final land development plan to construct a fire station. The property is located on the south side of Clover Lane in the S/C zone.

There was no action taken on this plan.

**P07-05 – WOLVERINE HOLDINGS LLC, 1060 Baltimore Street, Hanover, PA 17331. A final lot addition subdivision submitted for an add-on-lot. The property is located on Beck Mill Road in the R-22 zone.**

There was no action taken on this plan.

**P07-06 – CLYDE E. & ANNA MAE MARTIN, 1076 Beck Mill Road, Hanover, PA 17331. A final lot addition subdivision plan submitted for two (2) add-on lots. The property is located on Beck Mill Road in the R-22 zone.**

There was no action taken on this plan.

**P07-07 – 150 BROOKSIDE AVENUE FINAL SUBDIVISION, Michael J. and Luann Hufnagle, 1009 York Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located at 150 Brookside Avenue in the R-8 zone.**

There was no action taken on this plan.

**P07-08 – SHERIDAN PRESS, 450 Fame Avenue, Hanover, PA 17331. A final land development plan submitted to construct a manufacturing addition. The property is located in the Industrial Zone.**

Gerry Funke, Group Hanover represented this plan. Mr. Funke stated that Sheridan Press conducted an expansion of their facilities in 2004 and is now proposing an additional expansion of that facility. They will be conducting manufacturing (printing) in this section. There was a fair amount of landscaping done during the last project so they feel that anything additional is not needed. They will loose twenty-nine parking spaces but currently they have more than enough spaces for what the plant will be doing. They had additional spaces installed after the 2004 project that are not being utilized. The storm water pond is designed to handle 80% lot coverage and this plan represents only 62% lot coverage when completed. York County Planning Commission comments have not been received.

Planners Butt/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners pending the review and reception of York County Planning Commission comments of this plan. Motion carried on a 6-1 vote with Planner Felix casting the dissenting vote.

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
APRIL 5, 2007

Vice-Chairman James Butt called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on April 5, 2007 at the Penn Township Municipal Building. Also present were Planning Members Wendell Felix, Michael Johnson, Stede Mummert, Fred Marsh and Gary LeFevre. Chairman Ray Van de Castle was absent with notice. Also present were Township Engineer Bortner. Zoning Officer Menges arrived at about 7:20 p.m.

The March 1, 2007 Planning Commission minutes were approved as submitted.

The Planners received the following zoning appeals and will make recommendations to the Zoning Hearing Board: **None**

The Planners received the following waiver or exoneration requests:

On behalf of Crown Cork and Seal, George M. Wildasin, C.E. Inc. is requesting exoneration from land development plan requirements to install a 14' x 14' concrete chiller pad at the 1650 Broadway location. David Meckley represented the request. They currently have one, which will be kept as a backup in case of a failure by the new one.

Planners Felix/Mummert moved for a favorable recommendation on this request to the Penn Township Board of Commissioners. Motion carried on a 6-0 vote.

The Planners reviewed the following Subdivision/Land Development plans and made the following recommendations:

**P01-28 – HIGH POINTE @ ROJEN FARMS (SOUTH), 751 Frederick Street, Hanover, PA 17331. A preliminary two hundred twenty-seven (227) lot subdivision located on Grandview Road in the R-22 and R-40 zones.**

There was no action taken on this plan.

**P02-28 – CARLISE CROSSING, c/o CBL Associates Properties, Inc., 800 South Street, Suite 395, Waltham, MA 02453. A final land development plan to construct a shopping center on Carlisle Street, North of Eisenhower Drive. The property is located in the S/C zone.**

There was no action taken on this plan.

**P03-03 – BOWMAN TRACT APARTMENTS, Baxter Investment Group, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan for thirty (30) unit multi-family complex located at 1300 Baer Avenue in the R-8 zone.**

Chris Trone represented this plan. Mr. Trone stated that this is a thirty-unit town house plan at Baer Avenue, which has been on hold since 2003 because of the sewer moratorium. Mr.

Trone would like approval of the plan subject to sewer availability. A revised plan was presented that addressed Township Engineer Bortner's comments. The internal streets of the development will be private. The plan is ready for approval except for sewer, the appropriate bonding for the project and the issues addressed in the traffic impact study. Planner Felix stated that the traffic impact study reported the possibility of intersection lights being installed at Baltimore Street and Black Rock Road and Wirt Avenue and Baltimore Street. According to Engineer Bortner, there is a possibility that the Baer Avenue and York Street intersections were studied. Mr. Trone stated that the developer was expected to contribute about four percent to the installation of the traffic signal at Baer Avenue and York Street. Mr. Trone felt that his development would not affect the proposed traffic signal at Center Street and York Street. Engineer Bortner felt that the impact would carry over one block and if Mr. Trone did not feel the same way they would have to revisit the traffic study. Mr. Trone stated that he was unclear on the impact his development would have on the intersection at Center Street, but that he believes that the development would be responsible for about four percent of the installation of a signal. Mr. Trone stated that the four percent would be taken care of if the planning commission made that a recommendation for approval of the plan. Engineer Bortner stated that the traffic study is as proposed but if the developer thinks the traffic study is something different at this point, he should have the traffic study updated. Mr. Trone stated that he is happy with what was proposed for the development. Engineer Bortner stated that it should be resolved before it is approved. If he is going to update the study Engineer Bortner suggested that the plan not be approved. Trash and recycling have been addressed with the Environmental Director Eugene Hejmanowski.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on P03-03 Bowman Tract Apartments pending the sewer approval and the improvement bond being posted. Motion carried by a vote of 6-0.

**P03-05 – BREEZEWOOD DRIVE PROJECT, Wandering Streams, 50 Cambridge Drive, Hershey, PA 17033. A preliminary subdivision plan for twelve duplex units. The property is located on the East side of Brezewood Drive in the R-8 zone.**

There was no action taken on this plan.

**P03-06 – BROOKSIDE HEIGHTS, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan for a 233 unit residential community. The plan consists of duplex lots, condominiums, and townhouses. It is located on the East side of Brookside Avenue, in the R-8 zone.**

There was no action taken on this plan.

**P03-11 – THORNBURY HUNT, Wolverine Holdings LLC, John Teel, 1060 Baltimore Street, Hanover, PA 17331. A preliminary subdivision plan to construct a fifty-three (53) lot residential development. The property is located on the west side of Beck Mill Road, just north of Grandview Road in the R-22 zone.**

There was no action taken on this plan.

**P03-15 – PINE BROOK DEVELOPMENT, Paul Burkentine, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary land development plan to construct a forty-seven (47) unit subdivision, consisting of 10 duplex, 17 single family attached and 20 multi-family dwellings along Breezewood Drive and Ruel Avenue. The property is located in the R-8 zone.**

There was no action taken on this plan.

**P03-20 - SOUTH WEST CROSSING, c/o Paul Burkentine, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan to create a forty-eight (48) unit, multi-family complex on the corner of Baer Avenue and Bowman Road. The property is located in the R-8 zone.**

There was no action taken on this plan.

**P03-23 – JOHN & MARTHA HALTER, Fairview & Westminster Road, Hanover, PA 17331. A final subdivision to create four residential building lots. Only a small portion lies in Penn Township. The plan was filed by West Manheim Township.**

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There was no action taken on this plan.

**P04-04 – DAVE HUMBERT & JACK COOK, 680 Chestnut Street, Hanover, PA 17331. A final subdivision plan to create 2 commercial/industrial lots. The property is located on Blettner Avenue. It lies in Conewago Township with a small portion in Penn Township.**

Hays Hughes, Hanover Land Services, represented this plan. This plan is located mostly in Conewago Township, Adams County with a small portion located within the Township of Penn. Conewago and Adams County Planning Commission reviewed the plan and made the appropriate recommendations. York County Planning would not review because it is a parking lot. The Township does review all projects within the Township limits. The plan will be recorded in both counties and municipalities.

Planners Mummert/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on P04-04 Dave Humbert & Jack Cook. Motion carried by a vote of 6-0.

**P04-18 – PIGEON HILL PARK, Joan B. McAnall, P.O. Box 234, Hanover, PA 17331. A sketch of a subdivision plan to construct a thirty-six (36) lot residential development. The property is located on Pigeon Hill Park Road to High Rock Road, in the R-40 zone.**

There was no action taken on this plan.

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**P04-26 –STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone.**

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**The property is located on the east side of Beck Mill Road, north of Grandview Road in the R-22 zone.**

There was no action taken on this plan.

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**P06-25 – PETER & PENNY FILUS, 6815 Laurel Summit Drive, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is also located in Heidelberg Township and is zoned conservation.**

There was no action taken on this plan.

**P06-26 – MARTINS RIDGE SUBDIVISION, Bon Ton Builders, 1060 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create twenty-three (23) single-family residential lots. The property is located on Beck Mill Road in the R-22 zone.**

Hays Hughes, Hanover Land Services, represented this plan. Engineer Bortner stated this is the final subdivision plan of an approved preliminary plan and a subdivision plan, which involved several land swaps to square up the lots. The plans showing the land exchanges would need to be recorded before this plan can be approved. The plans have been signed but the Township has not received the recording slips for them. Engineer Bortner stated that starting Monday, Beck Mill Road would be closed for sewer installation.

**P07-03 – PENN TOWNSHIP FIRE DEPARTMENT, 20 Wayne Avenue, Hanover, PA 17331. A final land development plan to construct a fire station. The property is located on the south side of Clover Lane in the S/C zone.**

Hays Hughes, Hanover Land Services, represented this plan. Mr. Hughes stated that a sealed landscape plan has been submitted. Engineer Bortner stated that his comments have been addressed. Planner Felix stated that a banquet hall was not included in the proposed construction because of the additional cost. It was also noted that the Fire Company purchased the land and did not receive it through a donation.

Planners Marsh/Johnson moved for a favorable recommendation to the Penn Township Board of Commissioners on P07-03 – Penn Township Fire Department. Motion carried on 5-0-1 vote with Planner Felix abstaining.

**P07-07 – 150 BROOKSIDE AVENUE FINAL SUBDIVISION, Michael J. and Luann Hufnagle, 1009 York Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located at 150 Brookside Avenue in the R-8 zone.**

There was no action taken on this plan.

**P07-08 – SHERIDAN PRESS, 450 Fame Avenue, Hanover, PA 17331. A final land development plan submitted to construct a manufacturing addition. The property is located in the Industrial Zone.**

There was no action taken on this plan.

**P07-09 – L.T. Timber, Lowell K. and Magen P. Thomas, 25 Industrial Drive, Hanover, PA 17331. A final land development plan submitted to construct a building addition on saw/lumber facility. The property is located on the north side of Fame Avenue in the Industrial Zone.**

Lowell Thomas, owner, and Jeff Ziegler, KPI Industries, represented the plan. York County Planning Commission comments have been received. This lot is 25 Industrial Drive, which was subdivided from the Romaine Gardner property in 2001. There is an existing dwelling that Mr. Thomas lives in and a lumber facility on the property. Mr. Thomas is proposing to expand the existing building for dry storage and production. They have addressed both County Planning and Township Engineer comments, which included correcting some labeling on the plan. Mr. Ziegler stated that he has contacted York County Conservation but they do not review plans if the area of disturbance is under an acre. They corrected the uses on the plan and labeled the total impervious coverage. Mr. Ziegler stated that they are requesting a waiver of the required road improvements for the property because of the type of building and the size of the improvements with comparison to the size of the property. Engineer Bortner stated that the road improvement was a concern at the Public Works Committee along with the availability of sewer. Mr. Ziegler stated that he spoke with Mr. Garvick and stated that they could tie into the existing sewer that is on the property. The improvements would include widening the road and the installation of curbing. The letter that was provided by the applicant stated that other property owners in the area that made improvements specifically Baummer did not have to install improvements. Engineer Bortner stated that the last time that Baummer asked

for a waiver of land development requirements he was denied. Mr. Bortner was not sure when the improvements were done that Mr. Thomas and Mr. Zeigler were referring to. Engineer Bortner stated that 21 Industrial Drive and Green Glen Produce were required to install improvements. The McClarin Plastics building also has improvements that were installed during the Industrial Drive project.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners P07-09 – L.T. Timber pending sewer approval. Motion carried on a 6-0 vote.

Planners Marsh/LeFevre moved for a favorable recommendation to the Penn Township Board of Commissioners on the waiver of road improvements for P07-09 – L.T. Timber. Motion carried on a 5-1 vote with Planner Felix casting the dissenting vote.

**P07-10 – 735 FREDERICK STREET LAND DEVELOPMENT PLAN, Bon-Ton Builders, Inc., 1060 Baltimore Street Hanover, PA 17331. A final land development plan submitted to construct a multi-family attached residential dwelling unit. The property is located at 735 Frederick Street in the A/O zone. (Replacement for P03-29).**

There was no action taken on this plan.

**P07-11 – SOUTH HEIGHTS MANOR, L.P., 107 Little Bridge Road, Hanover, PA 17331. A final add-on subdivision plan submitted to create three (3) single-family residential lots. The property is located on the southeast corner of Cooper Road and Westminster Avenue in the R-22 zone.**

There was no action taken on this plan.

**P07-12 – AVION – PHASE 1, Burkentine and Sons Contractors, Inc., 1564 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) single-family residential lots. The property is located on the southeast corner of Blooming Grove Road in the R-40 zone.**

John Beil, Burkentine and Sons, represented this plan. This was the initial review of the plan. It is a subdivision of a lot off the existing farmhouse, creating one new building lot. The planners reviewed the variances that were given to the Avion preliminary subdivision plan. Engineer Bortner has not reviewed that plan for quite a while.

#### **AMENDMENTS TO THE PENN TOWNSHIP ZONING ORDINANCE**

The planners reviewed the amendments that were presented last month for the Zoning Ordinance. Zoning Officer Menges reviewed the proposed changes, which included adding some definitions and the inclusion of animal hospitals in the shopping commercial and industrial zones as a special exception. York County Planning recommended approval at their April 3 meeting. The access drives to multi-family units was dropped. There was some concern about the wording for portable on demand storage units, especially the reference to the shed. There was concern

about what short term was. Zoning Officer Menges stated that York County Planning did not think that the Township should use the term PODS as it may be copyrighted.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on the recommendations. Motion carried on a 6-0 vote.

The meeting adjourned at 8:10 p.m.

Respectfully submitted,

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Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
MAY 3, 2007

Vice-Chairman James Butt called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on May 3, 2007 at the Penn Township Municipal Building. Also present were Planning Members Wendell Felix, Michael Johnson, Stede Mummert, and Fred Marsh. Chairman Ray Van de Castle and Gary LeFevre were absent with notice. Also present were Township Engineer Bortner and Administrative Assistant Kristina Rodgers.

The April 5, 2007 Planning Commission minutes were approved as submitted.

The Planners received the following zoning appeals and will make recommendations to the Zoning Hearing Board:

**Z07-07 – WILLIAM W. TRUMP, 225 GEORGE STREET, HANOVER, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to subdivide an existing multi-family property. The property is located at 542-542 ½ S. Franklin Street in the R-15 zone.**

William Trump represented this request. Mr. Trump is requesting to subdivide an existing duplex home so that it will have two separate deeds. However, if the property is subdivided it will not meet side setbacks or the lot area required in the R-15 zone. The total lot width is only thirty-one feet. He would like to someday sell the properties individually. The sanitary sewer service is the only utility not independent for each half. He would correct that and make other improvements if the subdivision is approved. Mr. Trump stated that he would like to remove the existing single car garage for each property and replace it with parking pads.

Planners Felix/Johnson moved for a favorable recommendation on Z07-07 – William W. Trump requesting a variance to Section 203.3 (Area and Bulk) in order to subdivide the existing multi-family property, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 5-0 vote.

**Z07-08 – R&R FITNESS REAL ESTATE, LLC, 60 SOUTHSIDE DRIVE, NEWVILLE, PA 17241. Applicant is requesting a variance to Section 303 (Off Street Parking) in order to construct a commercial fitness and recreation building that will not meet the minimum off-street parking as required in the ordinance. The property is located at the corner of Route 194 and Hickory Lane in the S/C zone.**

D.J. Hart, Guthrie, Nonemaker, Yingst and Hart, and Dr. Scott Rankin represented this case. There is an agreement of sale on the property. R&R Fitness Real Estate, LLC is Dr. Scott Rankin and his wife. R&R Fitness Real Estate is proposing to construct a recreation facility on the Jack Schuler property. The property is located across the street from the miniature golf facility at Hickory Lane and Route 194. The plan shows a 30,000 square foot fitness facility. According to the zoning ordinance, Dr. Rankin would have to install 600 parking spaces for a facility the size of which he is proposing. This would require almost five acres of parking, according to Attorney Hart. They are operating under the definition of a commercial recreation

facility, which includes a diverse number of uses. They are seeking a variance from the 600 spaces to about 225. The plan also shows a bank with twenty-three parking spaces.

Dr. Rankin is the managing partner of R & R Fitness. He stated that they are looking at a Gold's Gym franchise. Their son has a degree in Sports Management and currently works for Gold's Gym. Dr. Rankin works as an emergency room doctor at Harrisburg Hospital. They have researched Gold's and have spoken to them and they highly suggested developing a project in the Hanover area. They are looking to build a stand-alone fitness facility, which will have group exercise, personnel training, cardiovascular equipment and strength training equipment. Gold's Gym recommends between five and eight parking spaces per one thousand square feet of floor space. IHRSA recommends five parking spaces per one thousand square feet of space. Attorney Hart distributed a letter from Gold's Gym with this information, along with information from the International Health, Racquet and Sportsclub Association (IHRSA). Dr. Rankin stated that it is hard to determine the number of people that would utilize certain portions of the facility at any given time. They are expecting to have about twenty employees who will work varying hours. Members will come to the facility during different hours of the day and will remain for about an hour to two hours with the peak hours being 4:30 PM thru 8:30 PM. He stated that, according to IHRSA, within a ten minute drive approximately 12%-15% of the population would utilize a gym. Within the proposed Gold's Hanover area are 60,000 people. If he figures ten percent will join his facility that would be about 6,000 members. During the peak times about ten percent of the members will come to the facility. That would be about 600 people from 4:30 PM to 8:30 PM with about 150 at any one time, which translates back to the numbers for parking. They are proposing more than the 150 parking spaces IHRSA recommends. They want to maximize parking but want to stay below the 80% percent lot coverage. The plan is at 77% lot coverage. There will be three classrooms for yoga, aerobics, and spinning. There will be no water facilities except for showers. Mr. Rankin stated that there are 244 parking spaces for the gym, which would be in line with the eight spaces per thousand square feet of floor space. He stated that classes are usually staggered and that about a third of the members come in the morning, a third in the afternoon, and a third during peak hours. Each member only comes to the gym about eight times a month. Township Manager Garvick asked Dr. Rankin if they were intending to hold spectator events or exhibitions at the facility, which would generate audiences and, therefore, more parking. The short answer would be no and they are trying to build a family fitness center.

Planners Mummert/Felix moved for a favorable recommendation on case Z07-08 – R & R Fitness Real Estate, LLC, requesting a variance to Section 303 (Off Street Parking) in order to construct a commercial fitness and recreation building that will not meet the minimum off-street parking as required in the ordinance, as it meets the requirements for a variance to Section 502.3 a) thru f). Motion carried on 5-0 vote.

The Planners received the following waiver or exoneration requests:

Abbottstown Stamping Company, Inc. 13 Barnhart Drive is requesting an exoneration from a land development plan to install a truck dock at their location.

Daniel Althoff, the owner, represented this plan. He would like to pave an area to the rear of the building for a truck dock. The total impervious area is about forty percent and that is

why he is requesting a waiver of a new land development plan. The area he is requesting to pave is 2,900 square feet. Planner Felix stated that in 2004 the previous owner, Precision Cut Industries, had a building expansion approved for the lot. By law the plan is valid for a period of five years. Taking that into consideration, along with the current paving request, the capacity of the storm water facility will be exceeded. The applicant was not aware that there had been a previously approved plan. The lot can be covered eighty percent but the storm water facility was not designed for that.

Planners Felix/Marsh moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on 5-0 vote.

At this time Planner Johnson excused himself from the meeting.

Snyder's of Hanover, Inc. is requesting a modification to previously approved parking area expansion plans. The property is located at 1250 York Street.

Michael Stick, Executive Vice-President of Snyder's of Hanover, represented this request. He stated that the current expansion project was fast tracked and began in October of 2006. About that time they realized that there were a few green spaces that needed to be removed from the approved plan. The green space between the new and old parking areas will remain but they would like to remove the small green areas at the end of the rows. There are four green areas proposed for removal. If the green areas are installed it will make the parking lot harder to maintain. There are no other green areas similar to these anywhere else on the property. This removal will not affect the storm water calculations.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 4-0 vote.

J. F. Rohrbaugh Company, Inc., 1030 Wilson Avenue is requesting exoneration from land development plan requirements to install a 26,400 square foot concrete area. The area is currently stoned and would be used to store road trailers and empty pallets.

William Markel represented this request. He stated that in 2005 they received a waiver to install a 2,400 square foot concrete pad and now is asking for a waiver to add this additional impervious area. The area currently has a stone base saturated with mud. Since they would be using the area to store food grade pallets, which are currently being stored in the front of the facility, they need to create a much cleaner storage area. It was noted that it has been several years since a land development plan had been filed and most of the improvements constructed on the property have been done by waivers.

Planners Marsh/Felix moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 4-0 vote.

Kurowski & Wilson, LLC on behalf of South Western School District is requesting a waiver to land development plans for South Western School District Stadium Improvements in regards to Article IV Section 404 Environmental Impact Study.

Brian Bingeman, Kurowski & Wilson, represented this request. A land development plan was submitted at the end of the year to upgrade and renovate the stadium. The District has since decided to install a connector from the existing athletic fields to the stadium. It will require the installation of two culverts. Plans have been submitted to the York County Soil Conservation District. Mr. Bingeman has an email approval from YCSC but not an official letter.

Planners Felix/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on 3-0-1 vote with Planner Marsh abstaining.

At this point Planner Johnson rejoined the meeting.

Loss-Stair Civil Engineering, Inc. on behalf of SLW Limited Partnership is requesting a waiver to the Penn Township Storm Water Management Ordinance for the 601 West Chestnut Street Parking Expansion plan in regards to Article IX Storm water Management Design Criteria.

Rachel Dill, Loss-Stair Engineering, Inc., represented this request. She presented the plan, which has two proposed small paved areas. This property received a storm water management waiver on their last land development plan about a month ago. Ms. Dill acknowledged the increased run off and noted that there is no room on the site to install a storm water management system. Engineer Bortner stated that a weir was proposed to be installed along the curb opening in an attempt to control storm water run off, although this does not meet the requirements of the Township Storm Water Management Ordinance. The second plan received also increased the paving area and did not address storm water management issues. There have been three plans submitted for this property since September 2006. This property contains the storm water management facility for the adjacent lot and now they are requesting to make the rest of the lot impervious. Engineer Bortner stated that he felt it was time that they do what the adjacent property owner has done to control storm water. The impervious area has increase by fifty-four percent since September 2006. The water is flowing away from the existing storm water area.

Planners Felix/Marsh moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 5-0 vote.

Frederick, Seibert and Associates, Inc. on behalf of Homewood Retirement Centers, Inc. is requesting exoneration from land development plans to construct a 30' x 70' picnic pavilion.

Sandy Fair, Executive Director of Homewood, represented this request. She stated they would like to build a picnic pavilion for their residents and their guests. There will be no additional traffic on the campus because of the pavilion. The pavilion itself would be about 2,100 square feet and the total disturbed area would be 5,000 square feet. The pavilion would be located near the old Stick farmhouse. The pavilion will have a kitchen facility, a restroom facility, and a storage facility with the remaining portion being open for picnics. Most of the residents using the facility will be coming from the independent living portion of the complex. There is a small amount of parking near the facility. There are wheelchair accessible vans that are

available and for group events transportation is provided. There is a paved driveway for pedestrian access.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a vote of 5-0.

The Planners reviewed the following Subdivision/Land Development plans and made the following recommendations:

**P01-28 – HIGH POINTE @ ROJEN FARMS (SOUTH), 751 Frederick Street, Hanover, PA 17331. A preliminary two hundred twenty-seven (227) lot subdivision located on Grandview Road in the R-22 and R-40 zones.**

There was no action taken on this plan.

**P02-28 – CARLISE CROSSING, c/o CBL Associates Properties, Inc., 800 South Street, Suite 395, Waltham, MA 02453. A final land development plan to construct a shopping center on Carlisle Street, North of Eisenhower Drive. The property is located in the S/C zone.**

There was no action taken on this plan.

**P03-03 – BOWMAN TRACT APARTMENTS, Baxter Investment Group, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan for thirty (30) unit multi-family complex located at 1300 Baer Avenue in the R-8 zone.**

There was no action taken on this plan.

**P03-05 – BREEZEWOOD DRIVE PROJECT, Wandering Streams, 50 Cambridge Drive, Hershey, PA 17033. A preliminary subdivision plan for twelve duplex units. The property is located on the East side of Breezewood Drive in the R-8 zone.**

There was no action taken on this plan.

**P03-06 – BROOKSIDE HEIGHTS, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan for a 233 unit residential community. The plan consists of duplex lots, condominiums, and townhouses. It is located on the East side of Brookside Avenue, in the R-8 zone.**

There was no action taken on this plan.

**P03-11 – THORNBURY HUNT, Wolverine Holdings LLC, John Teel, 1060 Baltimore Street, Hanover, PA 17331. A preliminary subdivision plan to construct a fifty-three (53) lot residential development. The property is located on the west side of Beck Mill Road, just north of Grandview Road in the R-22 zone.**

There was no action taken on this plan.

**P03-15 – PINE BROOK DEVELOPMENT, Paul Burkentine, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary land development plan to construct a forty-seven (47) unit subdivision, consisting of 10 duplex, 17 single family attached and 20 multi-family dwellings along Breezewood Drive and Ruel Avenue. The property is located in the R-8 zone.**

There was no action taken on this plan.

**P03-20 - SOUTH WEST CROSSING, c/o Paul Burkentine, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan to create a forty-eight (48) unit, multi-family complex on the corner of Baer Avenue and Bowman Road. The property is located in the R-8 zone.**

There was no action taken on this plan.

**P03-23 – JOHN & MARTHA HALTER, Fairview & Westminster Road, Hanover, PA 17331. A final subdivision to create four residential building lots. Only a small portion lies in Penn Township. The plan was filed by West Manheim Township.**

There was no action taken on this plan.

**P03-30 – MUSTANG POINTE, Mummert Enterprises, 8 Stuart Avenue, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone.**

There was no action taken on this plan.

**P04-04 – DAVE HUMBERT & JANANCO, LP, 680 Chestnut Street, Hanover, PA 17331. A final subdivision plan to create 2 commercial/industrial lots. The property is located on Blettner Avenue. It lies in Conewago Township with a small portion in Penn Township.**

There was no action taken on this plan.

**P04-18 – PIGEON HILL PARK, Joan B. McAnall, P.O. Box 234, Hanover, PA 17331. A sketch of a subdivision plan to construct a thirty-six (36) lot residential development. The property is located on Pigeon Hill Park Road to High Rock Road, in the R-40 zone.**

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

**P04-26 –STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone.**

There was no action taken on this plan.

**P05-04 – 21 INDUSTRIAL DRIVE, Group Hanover, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted to allow construction of an office and warehouse. The property is located at 21 Industrial Drive.**

There was no action taken on this plan.

**P05-15 AVION, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan submitted to create nineteen (19) single-family residential building lots. The property is located on the corner of Bankert Road and Blooming Grove Road in the R-40 zone.**

There was no action taken on this plan.

**P05-21 – HILLSIDE MEDICAL CENTER, c/o MMS Management, LLC, 731 Fame Avenue, Hanover, PA 17331. A preliminary re-subdivision and land development plan submitted to construct an addition of medical offices. The property is located on Fame Avenue in the Industrial Zone.**

There was no action taken on this plan.

**P06-01 – BURKENTINE SOUTH, Hannon Homes c/o John Burkentine, P.O. Box 98, Glenville, PA 17329. A preliminary subdivision plan submitted to create twenty-four (24) single-family residential lots. The property is located on South side of Black Rock Road and West of Grandview Road in the R-15 zone.**

There was no action taken on this plan.

**P06-15 – WHISPERING RUN, Joseph A. Myers, 160 Ram Drive, Hanover, PA 17331. A final subdivision plan submitted to create one hundred twenty-five (125) residential lots. The property is located on the east side of Beck Mill Road, north of Grandview Road in the R-22 zone.**

There was no action taken on this plan.

**P06-19 – BOYD W. ARNOLD, (Deceased) & ROLDA E. ARNOLD aka ROLDA E. BECKER, 996 Hill Top Drive, Spring Grove, PA 17362. A final subdivision plan to create two (2) residential lots. The property is located on Earl Street in the R-15 zone.**

There was no action taken on this plan.

**P06-20 – PROPOSED RUTTER’S FARM STORE #6, CHR Corporation, Tim Rutter, 2295 Susquehanna Trail, Suite C, York, PA 17403. A final reverse subdivision and land development plan submitted to construct a convenience store dispensing fuel and a car wash. The property is located south of York Street (SR 116) between Blooming Grove Road (SR216) and Hirtland Avenue in the H/B zone.**

There was no action taken on this plan.

**P06-23 -BROOKSIDE AVENUE TOWNSHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone.**

There was no action taken on this plan.

**P06-25 – PETER & PENNY FILUS, 6815 Laurel Summit Drive, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is also located in Heidelberg Township and is zoned conservation.**

There was no action taken on this plan.

**P06-26 – MARTINS RIDGE SUBDIVISION, Bon Ton Builders, 1060 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create twenty-three (23) single-family residential lots. The property is located on Beck Mill Road in the R-22 zone.**

There was no action taken on this plan.

**P07-03 – PENN TOWNSHIP FIRE DEPARTMENT, 20 Wayne Avenue, Hanover, PA 17331. A final land development plan to construct a fire station. The property is located on the south side of Clover Lane in the S/C zone.**

There was no action taken on this plan.

**P07-07 – 150 BROOKSIDE AVENUE FINAL SUBDIVISION, Michael J. and Luann Hufnagle, 1009 York Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located at 150 Brookside Avenue in the R-8 zone.**

There was no action taken on this plan.

**P07-09 – L.T. Timber, Lowell K. and Magen P. Thomas, 25 Industrial Drive, Hanover, PA 17331. A final land development plan submitted to construct a building addition on saw/lumber facility. The property is located on the north side of Fame Avenue in the Industrial Zone.**

There was no action taken on this plan.

**P07-10 – 735 FREDERICK STREET LAND DEVELOPMENT PLAN, Bon-Ton Builders, Inc., 1060 Baltimore Street Hanover, PA 17331. A final land development plan submitted to construct a multi-family attached residential dwelling unit. The property is located at 735 Frederick Street in the A/O zone. (Replacement for P03-29).**

There was no action taken on this plan.

**P07-11 – SOUTH HEIGHTS MANOR, L.P., 107 Little Bridge Road, Hanover, PA 17331. A final add-on subdivision plan submitted to create three (3) single-family residential lots. The property is located on the southeast corner of Cooper Road and Westminster Avenue in the R-22 zone.**

Reg Baugher, Hanover Land Services, represented the plan. York County Planning Commission comments have been received and addressed. This is a final plan to add two small pieces of land to the adjoining property owners, Mr. David Danner, and Mr. John Bittinger. This is part of the agreement for the construction of the Plum Creek sanitary sewer interceptor to serve the various developments near and around Westminster Avenue. Mr. Danner will receive .9 acres of land and Mr. Bittinger will receive 1.7 acres of land. Engineer Bortner's comments have been addressed.

Planners Mummert/Felix moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 5-0 vote.

**P07-12 – AVION – PHASE 1, Burkentine and Sons Contractors, Inc., 1564 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) single-family residential lots. The property is located on the southeast corner of Blooming Grove Road in the R-40 zone.**

There was no action taken on this plan.

**P07-13 – 601 WEST CHESTNUT STREET, SLW Limited Partnership, 601 W. Chestnut Street, Hanover, PA 17331. A final land development plan submitted to construct a paved parking area. The property is located in the Industrial Zone.**

Rachel Dill, Loss-Stair Engineering, represented this plan. This is the initial review of the plan. The Commission earlier recommended denying a waiver of the storm water management requirements.

**P07-14 – SOUTH WESTERN SCHOOL DISTRICT STADIUM IMPROVEMENTS, 200 Bowman Road, Hanover, PA 17331. A final land development plan submitted to construct an access from the South Western School District stadium to the existing multi-purpose fields to the east. The property is located in the R-15 zone.**

Brian Bingeman, Kurowski & Wilson, LLC, represented this plan. The plan was flip flopped with regards to the end zone layout as compared to the previous approved plan. They have submitted an amended plan to York County Soil Conservation and are expecting approval of their erosion and sediment plan since they were notified by email that it would be approved.

Planners Mummert/Felix moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 5-0-1 vote with Planner Marsh abstaining.

The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
JUNE 7, 2007

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on June 7, 2007 at the Penn Township Municipal Building. Also present were Planning Members Wendell Felix, Michael Johnson, Stede Mummert, Fred Marsh and Gary LeFevre. Also present were Township Engineer Bortner and Zoning Officer John Menges.

The Planning Commission meeting minutes of May 3, 2007 were approved as submitted.

The Planners received the following zoning appeals and will make recommendations to the Zoning Hearing Board:

**Z07-10 – Glenn Renfro, 205 Bankert Road, Hanover, PA 17331. Applicant is requesting variance to Section 205.3 (Area and Bulk) to construct a garage that encroaches into the side setbacks. The property is located in the R-40 zone.**

Glen Renfro, 205 Bankert Road represented this request. Mr. Renfro is requesting to build a 70' x 30' garage located three (3') feet from his existing house that would encroach into the side setback by five (5') feet, making the setback twenty (20') feet. The garage would be built to resemble the house. He will maintain distance between the house and the garage for the individuals that fill the propane tanks located at the corner of the house. Mr. Renfro cannot place the garage to the rear of the property because of the existing sand mound system and the excessive distance of a driveway to reach it. The cost of a hard surface driveway to the rear of the property would be between \$21,000 and \$23,000 in addition to the grading work. There is property that he owns to the rear but there is no street access to it. The rear setback is sixty (60') feet. Mr. Renfro presented a letter from his neighbor, Mr. Stremmel, stating that he had no problems with the proposed garage. There is a tree line between the two properties. The garage will be fourteen (14') feet tall but about four feet will be in the ground and the roof level will be almost even with the house. Mr. Renfro will be storing vehicles in the facility including antique vehicles that will be "stacked." There will be a shop door to the side of the building. The applicant has owned the property for one year.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Z07-10 – Glenn Renfro requesting a variance to Section 205.3 (Area and Bulk) to construct a garage that encroaches into the side setbacks, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 7-0 vote.

**Z07-11-Lehighs, Greenhouse, 2392 Grandview Road, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to subdivide an existing lot. The property is located in the R-15 zone.**

Samuel Lehigh and Reg Baugher, Hanover Land Services represented this request. They are requesting to subdivide a piece of land from the adjoining property owner and adding it to the Lehigh Greenhouse property, which is a wholesaler of plants. The duplex lot from which the 489

square feet (net) of land is being subdivided will still be as large as the other duplex lots in the area. They are adding the property in case they are required to improve the existing entrance of their property on Grandview Road. The additional land will allow them to create a perpendicular access if necessary. The Lehigh property is 80.5 acres on which the greenhouses are located. Reg Baugher showed the approved subdivision plan of the Geiman property for the duplex units along with the proposed subdivision. They are not compromising any of the requirements such as parking on the Geiman approved subdivision.

Planners Mummert/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z01-11 – Lehighs Greenhouse requesting a variance to Section 203.3 (Area and Bulk) in order to subdivide a current existing lot, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 7-0 vote.

The Planners received the following waiver and/or exoneration requests:

George M. Wildasin, on behalf of Snyder's of Hanover, is requesting exoneration of Section 603-Curb, Gutters and Sidewalks of the Penn Township Subdivision and Land development Ordinance. The property is located at 1250 York Street.

Fred Altland represented this request. Snyder's is proposing to expand the existing truck trailer parking lot to the rear of their York Street property. They will include a note on the pending plan that states that they will install curbs and sidewalks when required by either Penn Township or PennDOT.

Planners Mummert/LeFevre moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 7-0 vote.

Cooper Motors, Inc. Sales and Service is requesting exoneration from a land development plan for additional paving at 981-985 York Street.

Doug Cooper, Cooper Motors, represented this request. Mr. Cooper stated that there is a parcel of land along Ruel Avenue that they would like to have about 30% paved. The area is fenced in and the paved portion would be about eighty percent of the fenced in area. There will be a buffer zone of about forty (40') feet between the parcel and Ruel Avenue that will remain grass. This will help maintain the current waterflow. They did submit and received approval for a land development plan in 2002 for repairs as a result of the 2001 tornado. Coopers will be using the lot for their rental vehicles, which are currently being stored in the back of the lot. The alley is currently paved.

Planners Butt/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 7-0 vote.

Herbert, Rowland & Grubic, Inc. on behalf of Conewago Contractors is requesting modifications to land development plans for Gateway Hanover (formerly Carlisle Crossing). The requests are in reference to Section 505-Street Design and Section 506.d-Intersection Sight Distances.

Mark Campbell, HRG, and Allen Smith, Conewago Contractors represented this request. The plan that is being presented was formerly known as "Carlisle Crossing" and is now "Gateway Hanover". It is a final plan version of the sketch plan that was presented in January of 2007. They are requesting two modifications of the Township's Subdivision and Land Development Ordinance. They are requesting a waiver of the sidewalk requirement to have sidewalk installed on only one side of Wilson Avenue where the concentration of development will be. Hanover Borough has approved a similar request for that portion of Wilson Avenue within the Borough. The next request is for a modification of the intersection distances. The Ordinance calls for a 100' x 100' clear sight triangle at all intersections. They are requesting to reduce it to 75' x 100' because most of the intersections will have a signal and if not will have stop bars. They feel this will not impair safety at the intersections and will get the sight line out of any area that may be landscaped. There were prior modifications that were approved when the plan was submitted as Carlisle Crossing. The Penn Township Board of Commissioner approved those waivers or exonerations in February of 2003. They included processing this application as a final plan rather than a preliminary, landscape buffer yards, and the number of accesses per lot. There will be five points of access to this property within the Township. In addition, the developer had requested modifications to the stormwater management requirements which have not been addressed. York County Planning Commission comments have not been received for the modified plan. Wilson Avenue will become a dedicated street within Hanover Borough and Penn Township. The traffic study has been submitted to the Borough, the Township, PennDOT, and YCPC for review. They are certain that there will be at least three signalized intersections. Of the remaining intersections one may be signalized and the other may not but they are not sure until the traffic study is reviewed and approved. The site modification would be on the access drive portion of the intersection. The benefit would be closer buffers to the intersection but the liability is that there would be less of a sight distance for vehicle traffic. The plan shows a possible future entrance into the movie theater property but at this time it is not proposed because of a need for a stream crossing. There was some concern about the adjoining intersections on Routes 194 and 94. Mr. Campbell stated that there are extensive improvements being prepared for other intersections that will be impacted by the development that are not part of the actual land development plan. They are improving the intersection of Moulstown Road and Route 194. There was a concern about the increase of traffic from Abbottstown and other portions north of the shopping center. They are mitigating some of the effects of the development by making offsite improvements, which should help move traffic faster through the current intersections. Mr. Menges showed the planners the traffic study that was submitted by the developer. Mr. Campbell stated that about twelve different intersections were studied because of the proposed development. These included intersections both in the Hanover, York County and those adjacent in nearby Adams County. They are proposing two dedicated right turn lanes on Eisenhower Drive onto Wilson Avenue and two left turning lanes from Wilson Avenue onto Eisenhower Drive. They are also proposing two left turning lanes from Eisenhower Drive onto Wilson Avenue. They are assuming that some traffic will access the development from Eichelberger Street.

Planners Felix/Johnson moved that the request be tabled unto the next meeting in July when York County Planning comments are received. Motion carried on a 7-0 vote.

South Western School District is requesting a modification to land development plan for their Athletic Fields Project. The modifications to the plan calls for widening the access drive to the softball field and adding a turn around area /cul-de-sac to allow for emergency vehicle access.

Todd Stager, CEDG Engineering, represented the request on behalf of South Western School District. They would like to increase the width of the asphalt driveway to the softball field from eight (8') to fifteen (15') feet. He believes that the Township's Emergency Director asked that it be widened to fifteen feet to allow vehicles to access the facilities. There is no parking allowed at the end of the access. It will be for drop off only. There will be two additional lights added to the access in addition to the two that were on the proposed plan. The total project is being done in phases because of cost constraints to the School District. There was some discussion about the other improvements that will be made to the site.

Planners Felix/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on 6-0 vote with Commissioner Johnson absent during the vote and discussion.

Hanover Land Service, Inc. on behalf of Premier Construction Corporation is requesting a waiver to Sections 505.k-curbs and 505k.1-sidewalks of the Penn Township Subdivision and Land Development Ordinance. The property is located along Broadway. (S.R. 0194).

Reg Baugher, Hanover Land Services, represented this request. The proposed Gold's Gym is requesting a waiver of the sidewalk and curb requirements for Broadway at their proposed facility located at the intersection of Broadway and Hickory Lane. They will be installing the improvements along Hickory Lane. They stated there are currently no improvements along Broadway. Planner Felix stated that he felt this was the time to start the improvements on Broadway because of other proposed land developments plans. It was noted that there are improvements planned for Broadway but not within Penn Township.

Planners Mummert/Van de Castle moved for an unfavorable recommendation to the Penn Township Board of Commissioners on the request for a waiver of the curbs but for a favorable recommendation for a temporary waiver of the sidewalks. Motion carried on a 7-0 vote.

The Planners reviewed the following Subdivision/Land Development plans and made the following recommendations:

**P01-28 – HIGH POINTE @ ROJEN FARMS (SOUTH), 751 Frederick Street, Hanover, PA 17331. A preliminary two hundred twenty-seven (227) lot subdivision located on Grandview Road in the R-22 and R-40 zones.**

There was no action taken on this plan.

**P02-28 – CARLISE CROSSING, c/o CBL Associates Properties, Inc., 800 South Street, Suite 395, Waltham, MA 02453. A final land development plan to construct a shopping center on Carlisle Street, North of Eisenhower Drive. The property is located in the S/C zone.**

Mark Campbell, HRG, and Allen Smith, Conewago Contractors, represented this plan. It was stated that Conewago now owns the Hanover Cold Storage property and they are working in conjunction with another developer to develop this site and the adjoining site. The vertical curve on Carlisle St. is proposed to be reduced or eliminated. PennDOT is also proposing improvements along Carlisle Street. The plan shows 800,000 square feet of development with about half of the development in Penn Township. They are promoting internal use of the facility to help keep traffic off of Eisenhower Street. There is storm water management provided and they are actively working with York County Conservation District on water quality issues. The traffic study has been prepared and submitted. There are several special exceptions and variances that were approved in 2003 and 2004 that may or may not still be valid for the plan. There is a second subdivision plan that has been submitted for the Enos Shank property for land swap to square off the property. They stated that they are looking for any comments to this plan because the prospective clients are ready to move forward with the project. The additional right-of-way needed by PennDOT for the Carlisle Street improvements has been obtained from the Hanover Cold Storage property. The house at the top of the hill has also been purchased. Any new runoff created by the development will be controlled but any existing will not be impacted.

Township Engineer Bortner expressed concern about the access drives and intersections into condominium A because of the numerous entrances and exits from the facility. Mr. Smith stated they are working on an alternate plan for that portion of the site after discussion with the proposed tenant. There appears that there could be numerous vehicles traveling in different directions in this one small area that could potentially cause a problem. The property will be landscaped in accordance with the proposed plan.

**P03-03 – BOWMAN TRACT APARTMENTS, Baxter Investment Group, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan for thirty (30) unit multi-family complex located at 1300 Baer Avenue in the R-8 zone.**

There was no action taken on this plan.

**P03-05 – BREEZEWOOD DRIVE PROJECT, Wandering Streams, 50 Cambridge Drive, Hershey, PA 17033. A preliminary subdivision plan for twelve duplex units. The property is located on the East side of Breezewood Drive in the R-8 zone.**

There was no action taken on this plan.

**P03-06 – BROOKSIDE HEIGHTS, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan for a 233 unit residential community. The plan consists of duplex lots, condominiums, and townhouses. It is located on the East side of Brookside Avenue, in the R-8 zone.**

There was no action taken on this plan.

**P03-11 – THORNBURY HUNT, Wolverine Holdings LLC, John Teel, 1060 Baltimore Street, Hanover, PA 17331. A preliminary subdivision plan to construct a fifty-three (53)**

**lot residential development. The property is located on the west side of Beck Mill Road, just north of Grandview Road in the R-22 zone.**

There was no action taken on this plan.

**P03-15 – PINE BROOK DEVELOPMENT, Paul Burkentine, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary land development plan to construct a forty-seven (47) unit subdivision, consisting of 10 duplex, 17 single family attached and 20 multi-family dwellings along Breezewood Drive and Ruel Avenue. The property is located in the R-8 zone.**

There was no action taken on this plan.

**P03-20 - SOUTH WEST CROSSING, c/o Paul Burkentine, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan to create a forty-eight (48) unit, multi-family complex on the corner of Baer Avenue and Bowman Road. The property is located in the R-8 zone.**

There was no action taken on this plan.

**P03-23 – JOHN & MARTHA HALTER, Fairview & Westminster Road, Hanover, PA 17331. A final subdivision to create four residential building lots. Only a small portion lies in Penn Township. The plan was filed by West Manheim Township.**

There was no action taken on this plan.

**P03-30 – MUSTANG POINTE, Mummert Enterprises, 8 Stuart Avenue, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone.**

There was no action taken on this plan.

**P04-18 – PIGEON HILL PARK, Joan B. McAnall, P.O. Box 234, Hanover, PA 17331. A sketch of a subdivision plan to construct a thirty-six (36) lot residential development. The property is located on Pigeon Hill Park Road to High Rock Road, in the R-40 zone.**

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

P04-26 –STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone.

There was no action taken on this plan.

P05-04 – 21 INDUSTRIAL DRIVE, Group Hanover, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted to allow construction of an office and warehouse. The property is located at 21 Industrial Drive.

There was no action taken on this plan.

P05-15 AVION, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan submitted to create nineteen (19) single-family residential building lots. The property is located on the corner of Bankert Road and Blooming Grove Road in the R-40 zone.

There was no action taken on this plan.

P05-21 – HILLSIDE MEDICAL CENTER, c/o MMS Management, LLC, 731 Fame Avenue, Hanover, PA 17331. A preliminary re-subdivision and land development plan submitted to construct an addition of medical offices. The property is located on Fame Avenue in the Industrial Zone.

There was no action taken on this plan.

P06-01 – BURKENTINE SOUTH, Hannon Homes c/o John Burkentine, P.O. Box 98, Glenville, PA 17329. A preliminary subdivision plan submitted to create twenty-four (24) single-family residential lots. The property is located on South side of Black Rock Road and West of Grandview Road in the R-15 zone.

There was no action taken on this plan.

P06-15 – WHISPERING RUN, Joseph A. Myers, 160 Ram Drive, Hanover, PA 17331. A final subdivision plan submitted to create one hundred twenty-five (125) residential lots. The property is located on the east side of Beck Mill Road, north of Grandview Road in the R-22 zone.

There was no action taken on this plan.

P06-19 – BOYD W. ARNOLD, (Deceased) & ROLDA E. ARNOLD aka ROLDA E. BECKER, 996 Hill Top Drive, Spring Grove, PA 17362. A final subdivision plan to create two (2) residential lots. The property is located on Earl Street in the R-15 zone.

Reg Baugher, Hanover Land Services, represented this plan. Mr. Baugher stated that some of these lots were part of the Park Hills Subdivision. The plan shows a subdivision of property in the flood plain. The plan denotes regulations (notes) for building in the floodway. The plan has been lying dormant because they were awaiting approval of the sewer module. Engineer Bortner stated that he has concerns with the plans but could not find any ordinances other than those noted to address his issues.

Planners Felix/Butt moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried

**P06-20 – PROPOSED RUTTER’S FARM STORE #6, CHR Corporation, Tim Rutter, 2295 Susquehanna Trail, Suite C, York, PA 17403. A final reverse subdivision and land development plan submitted to construct a convenience store dispensing fuel and a car wash. The property is located south of York Street (SR 116) between Blooming Grove Road (SR216) and Hirtland Avenue in the H/B zone.**

There was no action taken on this plan.

**P06-23 -BROOKSIDE AVENUE TOWNSHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone.**

There was no action taken on this plan.

**P06-25 – PETER & PENNY FILUS, 6815 Laurel Summit Drive, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is also located in Heidelberg Township and is zoned conservation.**

Reg Baugher, Hanover Land Services, represented this plan. This plan straddles both Penn Township and Heidelberg Township. The plan will increase the size of the lot located within Penn Township. There is an existing right-of-way, which will be eliminated when the adjoining subdivision is approved by Heidelberg Township. The new subdivision will provide access to the property.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 7-0 vote.

**P06-26 – MARTINS RIDGE SUBDIVISION, Bon Ton Builders, 1060 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create twenty-three (23) single-family residential lots. The property is located on Beck Mill Road in the R-22 zone.**

There was no action taken on this plan.

**P07-03 – PENN TOWNSHIP FIRE DEPARTMENT, 20 Wayne Avenue, Hanover, PA 17331. A final land development plan to construct a fire station. The property is located on the south side of Clover Lane in the S/C zone.**

There was no action taken on this plan.

**P07-07 – 150 BROOKSIDE AVENUE FINAL SUBDIVISION, Michael J. and Luann Hufnagle, 1009 York Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located at 150 Brookside Avenue in the R-8 zone.**

There was no action taken on this plan.

**P07-09 – L.T. Timber, Lowell K. and Magen P. Thomas, 25 Industrial Drive, Hanover, PA 17331. A final land development plan submitted to construct a building addition on saw/lumber facility. The property is located on the north side of Fame Avenue in the Industrial Zone.**

There was no action taken on this plan.

**P07-10 – 735 FREDERICK STREET LAND DEVELOPMENT PLAN, Bon-Ton Builders, Inc., 1060 Baltimore Street Hanover, PA 17331. A final land development plan submitted to construct a multi-family attached residential dwelling unit. The property is located at 735 Frederick Street in the A/O zone. (Replacement for P03-29).**

There was no action taken on this plan.

**P07-11 – SOUTH HEIGHTS MANOR, L.P., 107 Little Bridge Road, Hanover, PA 17331. A final add-on subdivision plan submitted to create three (3) single-family residential lots. The property is located on the southeast corner of Cooper Road and Westminster Avenue in the R-22 zone.**

There was no action taken on this plan.

**P07-12 – AVION – PHASE 1, Burkentine and Sons Contractors, Inc., 1564 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) single-family residential lots. The property is located on the southeast corner of Blooming Grove Road in the R-40 zone.**

There was no action taken on this plan.

**P07-13 – 601 WEST CHESTNUT STREET, SLW Limited Partnership, 601 W. Chestnut Street, Hanover, PA 17331. A final land development plan submitted to construct a paved parking area. The property is located in the Industrial Zone.**

There was no action taken on this plan.

**P07-15 – SNYDER’S OF HANOVER, P.O. Box 6917, Hanover, PA 17331. A final land development plan submitted to construct an addition to an existing trailer parking lot. The property is located at 1350 York Street in the Industrial Zone.**

George Wildasin represented this plan. They are proposing to pave an additional area for the parking of tractor trailers. They have addressed storm water management concerns. They will have the same type of lighting that is in the existing facility.

Planners Van de Castle/Felix moved for a favorable recommendation on this plan to the Penn Township Board of Commissioners. Motion carried on a 7-0 vote.

**P07-16 – FINAL SUBDIVISION PLAN ROMAINE GARDNER, 1205 Grandview Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) industrial lots. The property is located at Industrial Drive and Gitts Run Road in the Industrial and R-40 zone.**

There was no action taken on this plan.

**P07-17 – FINAL SUBDIVISION PLAN FOR NORTH RIDGE ASSOCIATES & SHANK, Conewago Contractors, 610 Edgegrove Road, Hanover, PA 17331. A final subdivision and lot add-on plan submitted to create three (3) commercial/agriculture lots. The property is located north of Wilson Avenue, East of Route 94 in the S/C and R-40 zones.**

Mark Campbell, HRG, and Allen Smith Conewago Contractors, represented this request. This is a subdivision of land between the proposed Gateway Hanover Project and the Enos Shank property. This will help square off the Gateway Hanover project and provide Mr. Shank with more useable and accessible land.

Planners Van de Castle/Mummert moved for a favorable recommendation on this plan to the Penn Township Board of Commissioner. Motion carried on a 7-0 vote.

### **Zoning Application:**

The planners were all provided a copy of a rezoning request submitted by John Beil for Baltimore Street. The property is the second property (the first residential property) south of the intersection of Grandview Road and Baltimore Street. There is a proposed right hand turn lane on Grandview, which will take a portion of the existing commercial property at the corner that will make it difficult to develop.

### **Zoning Amendments:**

Zoning Officer Menges stated that the proposed zoning amendments and ordinance of definition amendments were recommended approval by York County Planning Commission. They changes were taken back to York County Planning Commission because of some small changes that were made as result of the last public hearing.

**HIGH POINT SOUTH:**

Zoning Officer Menges presented a plan that will need Township approval even though no portion of the property being developed is within Penn Township. The plan is part of the High Point South subdivision and land development plan. While most of the parcel is located within Penn Township the area to be developed in this phase is located exclusively in West Manheim Township, so we need to review the plan and sign off on it.

Planners Mummert/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioner on this plan. Motion carried on a 6-1 vote with Planner Felix casting the dissenting vote.

The meeting adjourned at 8:48 PM

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
JULY 5, 2007

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on July 5, 2007 at the Penn Township Municipal Building. Also present were Planning Members Wendell Felix, Michael Johnson, Stede Mummert and Fred Marsh. Gary LeFevre was absent with notice. Also present were Township Engineer Bortner and Zoning Officer John Menges.

The Planning Commission meeting minutes of June 7, 2007 were approved as submitted.

The Planners received the following zoning appeals and will make recommendations to the Zoning Hearing Board:

**Z07-12 – BYRON BANKERT, 111 Hirtland Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) to construct a front porch and roof that encroaches into the front setbacks. The property is located in the R-15 zone.**

Byron Bankert, 111 Hirtland Avenue, represented this request. The applicant is requesting to extend the existing porch into the front setback. The existing porch is 9 feet by 5 and ½ feet and he is proposing to add an additional twenty-three feet. The porch will have a roof over it. He is requesting to do it now because he is putting a new roof on his house and felt that it would be easier to do it now than in the future. The applicant has lived there for nineteen years and is planning to spend the rest of his life there. The home has two entrances, the front porch and a deck to the rear of the property. There is no entrance from the garage. The deck entrance is hazardous to use when it is raining or snowing. Mr. Bankert provided pictures of a neighbor's house on Hirtland Drive that has a porch similar to the one he is proposing. Mr. Bankert is requesting a front setback variance of two feet which is what the current porch encroaches. The adjoining neighbors' porches are encroaching into the setbacks but were there before the existing ordinance. The house is located where it gets a lot of afternoon sun and this would help alleviate some of the fading they have on the interior of their home.

Planners Butt/Marsh moved for a favorable recommendation on Z07-12 Byron Bankert, requesting a variance to Section 203.3 (Area and Bulk) to construct a front porch and roof that encroaches into the front setbacks, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 6-0 vote.

**Z07-13 – BIAGIO SCAMARDELLA, 186 Panther Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.3a (Replacement) to construct a front porch and roof that encroaches into the front setbacks. The property is located in the R-15 zone.**

Attorney Matthew Guthrie, Rock Realtor Ryan Myers, and Biagio Scamardella represented this request. Zoning Officer Menges stated that he is not sure where the address of 199 Center Street came from but it is the property located at Center and York Street that was the former Getty Station. They are requesting to replace one existing nonconformity with another

nonconformity. Mr. Scamardella owns the Brothers Pizza restaurant in McSherrystown. Mr. Guthrie believes that they meet all the requirements for replacing an existing nonconformity. The signs will meet the Township's sign ordinance and there will be exterior lighting on the building. The structure will remain the same on the outside but renovations will occur on the inside. Mr. Guthrie stated that the applicant is proposing to reduce the number of entrances from two onto York and Center Streets to one on each street. He felt that the traffic flow would be less than when it was a convenience store. The restaurant will be open from 11 a.m. to 10 p.m. Monday thru Thursday and 11 a.m. to 11 p.m. on Friday and Saturday. The parking plan on the sketch plan shows nineteen parking spots, which is more than when it was a convenience store. They are not going to have adverse smells and noises but will have an external air conditioner. There is an air compressor on the property that will be removed. There will be no change to the existing storm water. There will be a stove within the restaurant but it will not be a fire hazard. The applicant is proposing a seating capacity of 40 patrons. Restrooms will have to be up to code which means they will have to be handicapped accessible. The building area is 2000 square feet. The proposed parking shows four employee parking spaces to the rear of the property along with the trash dumpster. The restaurant will be carry out plus seating but no delivery. The applicant states that he will have two full time employees and one part time employee. Zoning Officer Menges stated that according to the testimony given by the applicant he would need twenty-two parking spaces. Engineer Bortner stated that all the issues for that property for the Center Street and York Street improvement project have been addressed. There is concern about the tractor-trailers turning from York Street to Center Street riding the curb. There will be small delivery trucks delivering supplies to the business but there will be no tractor-trailers. The applicant will not be applying for a liquor license. The building will have to be brought up to UC Code. Zoning Officer Menges stated that if a favorable motion is made it should include a recommendation for a building layout and a parking layout prior to the request going to the Zoning Hearing Board. Mr. Guthrie stated that they would comply with the Township's zoning ordinance requirements for parking.

Planners Butt/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z07-13 Biagio Scamardella requesting a special exception to Section 407.3a (Replacement) to construct a restaurant, as it meet the requirements for a special exception as set forth in Section 503.3 a) thru e), subject to the request meeting Section 300 subsection 303.1 of the Zoning Ordinance prior to the Zoning Hearing Board hearing the request. Motion carried on a 4-2 vote with Planners Johnson and Felix casting the dissenting vote.

The Planners received the following waiver and/or exoneration requests:

Bently's at the Barn is requesting an exoneration from a land development plan to expand their parking lot. The property is located at 1161 Westminster Avenue.

Matt Cashman, manager of Bently's at the Barn, represented this request. Mr. Cashman stated that they want to add several more parking spaces for the family style restaurant, which they intend to open on Wednesday. They are planning to add a grate in the new parking area to funnel the water to the golf course. Planner Felix noted that the Planning Commission gave a favorable recommendation to the Penn Township Board of Commissioners for a waiver of a plan for an addition onto the building in December. Chairman Van de Castle noted that it is the

Commission's practice to give only one waiver per plan and now they are asking for a second one in less than six months. The Planners are also concerned about the additional water being pushed onto the golf course. Engineer Bortner stated that there was a land development plan done in the 1990's showing the storm water management and he feels that the plan should be modified if changes are going to be made. Zoning Officer Menges informed Mr. Cashman that they would let them know who did the plan if they want to contact them about having it amended.

Planners Van de Castle/Butt moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 6-0 vote.

The Planners reviewed the following Subdivision/Land Development plans and made the following recommendations:

**P01-28 – HIGH POINTE @ ROJEN FARMS (SOUTH), 751 Frederick Street, Hanover, PA 17331. A preliminary two hundred twenty-seven (227) lot subdivision located on Grandview Road in the R-22 and R-40 zones.**

There was no action taken on this plan.

**P02-28 – GATEWAY HANOVER (CARLISE CROSSING), c/o CBL Associates Properties, Inc., 800 South Street, Suite 395, Waltham, MA 02453. A final land development plan to construct a shopping center on Carlisle Street, North of Eisenhower Drive. The property is located in the S/C zone.**

There was no action taken on this plan.

**P03-03 – BOWMAN TRACT APARTMENTS, Baxter Investment Group, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan for thirty (30) unit multi-family complex located at 1300 Baer Avenue in the R-8 zone.**

There was no action taken on this plan.

**P03-05 – BREEZEWOOD DRIVE PROJECT, Wandering Streams, 50 Cambridge Drive, Hershey, PA 17033. A preliminary subdivision plan for twelve duplex units. The property is located on the East side of Breezewood Drive in the R-8 zone.**

There was no action taken on this plan.

**P03-06 – BROOKSIDE HEIGHTS, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan for a 233 unit residential community. The plan consists of duplex lots, condominiums, and townhouses. It is located on the East side of Brookside Avenue, in the R-8 zone.**

There was no action taken on this plan.

P03-11 – THORNBURY HUNT, Wolverine Holdings LLC, John Teel, 1060 Baltimore Street, Hanover, PA 17331. A preliminary subdivision plan to construct a fifty-three (53) lot residential development. The property is located on the west side of Beck Mill Road, just north of Grandview Road in the R-22 zone.

There was no action taken on this plan.

P03-15 – PINE BROOK DEVELOPMENT, Paul Burkentine, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary land development plan to construct a fort-seven (47) unit subdivision, consisting of 10 duplex, 17 single family attached and 20 multi-family dwellings along Breezewood Drive and Ruel Avenue. The property is located in the R-8 zone.

There was no action taken on this plan.

P03-20 - SOUTH WEST CROSSING, c/o Paul Burkentine, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan to create a forty-eight (48) unit, multi-family complex on the corner of Baer Avenue and Bowman Road. The property is located in the R-8 zone.

There was no action taken on this plan.

P03-23 – JOHN & MARTHA HALTER, Fairview & Westminster Road, Hanover, PA 17331. A final subdivision to create four residential building lots. Only a small portion lies in Penn Township. The plan was filed by West Manheim Township.

There was no action taken on this plan.

P03-30 – MUSTANG POINTE, Mummert Enterprises, 8 Stuart Avenue, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone.

There was no action taken on this plan.

P04-18 – PIGEON HILL PARK, Joan B. McAnall, P.O. Box 234, Hanover, PA 17331. A sketch of a subdivision plan to construct a thirty-six (36) lot residential development. The property is located on Pigeon Hill Park Road to High Rock Road, in the R-40 zone.

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

P04-26 –STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone.

There was no action taken on this plan.

P05-04 – 21 INDUSTRIAL DRIVE, Group Hanover, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted to allow construction of an office and warehouse. The property is located at 21 Industrial Drive.

There was no action taken on this plan.

P05-15 AVION, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan submitted to create nineteen (19) single-family residential building lots. The property is located on the corner of Bankert Road and Blooming Grove Road in the R-40 zone.

There was no action taken on this plan.

P05-21 – HILLSIDE MEDICAL CENTER, c/o MMS Management, LLC, 731 Fame Avenue, Hanover, PA 17331. A preliminary re-subdivision and land development plan submitted to construct an addition of medical offices. The property is located on Fame Avenue in the Industrial Zone.

There was no action taken on this plan.

P06-01 – BURKENTINE SOUTH, Hannon Homes c/o John Burkentine, P.O. Box 98, Glenville, PA 17329. A preliminary subdivision plan submitted to create twenty-four (24) single-family residential lots. The property is located on South side of Black Rock Road and West of Grandview Road in the R-15 zone.

There was no action taken on this plan.

P06-15 – WHISPERING RUN, Joseph A. Myers, 160 Ram Drive, Hanover, PA 17331. A final subdivision plan submitted to create one hundred twenty-five (125) residential lots. The property is located on the east side of Beck Mill Road, north of Grandview Road in the R-22 zone.

Doug Stambaugh, Group Hanover, represented this plan. The plan was previously approved but the developer would like to do it in phases with this being the approval of phase one. Public sewer has been installed and the phased plan has been reviewed by York County Planning Commission and approved. York County comments were received in September 2006. In October 2006 the originally approval was given for this plan. According to Engineer Bortner

the plan is the same except for the phasing, which is being done for the bonding of the improvements and will follow the phasing. The DEP planning module has been approved for this development. The final sewer will need to be inspected by DEP. Lot 126 will be owned by the Homeowners Association.

Planners Felix/Butt moved for a favorable recommendation to the Penn Township Board of Commissioners on P06-15 – Whispering Run with construction pending final sewer approval. Motion carried on a 5-1 vote with Planner Van de Castle casting the dissenting vote.

**P06-20 – PROPOSED RUTTER’S FARM STORE #6, CHR Corporation, Tim Rutter, 2295 Susquehanna Trail, Suite C, York, PA 17403. A final reverse subdivision and land development plan submitted to construct a convenience store dispensing fuel and a car wash. The property is located south of York Street (SR 116) between Blooming Grove Road (SR216) and Hirtland Avenue in the H/B zone.**

There was no action taken on this plan.

**P06-23 -BROOKSIDE AVENUE TOWNSHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone.**

There was no action taken on this plan.

**P06-26 – MARTINS RIDGE SUBDIVISION, Bon Ton Builders, 1060 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create twenty-three (23) single-family residential lots. The property is located on Beck Mill Road in the R-22 zone.**

Reg Baugher, Hanover Land Services, represented this plan. Mr. Baugher stated that they have received DEP planning module approval and felt that Engineer Bortner’s comments have been addressed. Engineer Bortner stated that Doug Gent, attorney for the developer, attended the Public Works Committee meeting about certain outstanding issues with the plan. He stated that there was concern about the status of lot 22 and the maintenance of the storm water retention pond on the property. Mr. Bortner stated that a conference call was going to be held between Mr. Gent, the Township Solicitor, and the Township Manager. Engineer Bortner explained that the Solicitor is concerned about one owner being able to maintain the storm water management pond. Commissioner Felix further tried to explain the position of the Solicitor and the Township on this pond and the widening of Beck Mill Road. DEP has approved the planning module for this plan. Mr. Baugher stated that he is looking for conditional approval. Engineer Bortner stated that his comments have been addressed. A discussion ensued about the maintenance of the storm water pond on lot 22 and who would maintain it if it is not sold. It was noted that in some developments (Hall Estates) the storm water retention ponds are maintained by the Home Owners Association.

Planners Butt/Felix moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan subject to the approval by the Township Manager and Township

Solicitor on the outstanding issues including the maintenance of the storm water pond on lot 22. Motion was denied on a 2-4 vote with Planners Johnson, Marsh, Van de Castle, and Mummert casting the dissenting votes.

**P07-07 – 150 BROOKSIDE AVENUE FINAL SUBDIVISION, Michael J. and Luann Hufnagle, 1009 York Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located at 150 Brookside Avenue in the R-8 zone.**

There was no action taken on this plan.

**P07-10 – 735 FREDERICK STREET LAND DEVELOPMENT PLAN, Bon-Ton Builders, Inc., 1060 Baltimore Street Hanover, PA 17331. A final land development plan submitted to construct a multi-family attached residential dwelling unit. The property is located at 735 Frederick Street in the A/O zone. (Replacement for P03-29).**

There was no action taken on this plan.

**P07-11 – SOUTH HEIGHTS MANOR, L.P., 107 Little Bridge Road, Hanover, PA 17331. A final add-on subdivision plan submitted to create three (3) single-family residential lots. The property is located on the southeast corner of Cooper Road and Westminster Avenue in the R-22 zone.**

There was no action taken on this plan.

**P07-12 – AVION – PHASE 1, Burkentine and Sons Contractors, Inc., 1564 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) single-family residential lots. The property is located on the southeast corner of Blooming Grove Road in the R-40 zone.**

There was no action taken on this plan.

**P07-13 – 601 WEST CHESTNUT STREET, SLW Limited Partnership, 601 W. Chestnut Street, Hanover, PA 17331. A final land development plan submitted to construct a paved parking area. The property is located in the Industrial Zone.**

There was no action taken on this plan.

**P07-16 – FINAL SUBDIVISION PLAN ROMAINE GARDNER, 1205 Grandview Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) industrial lots. The property is located at Industrial Drive and Gitts Run Road in the Industrial and R-40 zone.**

Doug Stambaugh, Group Hanover, represented this plan. This is a resubdivision of a 2001 subdivision. The property is located along Industrial Drive and Gitts Run Road. They are proposing to subdivide the property along Gitts Run road which will create lot 1 which is

Industrial and the remaining portion of the property will be joined with lot 4 which is Agricultural. York County Planning Commission comments were received on June 5, 2007 and Township Engineer Bortner's comments have been addressed.

Planners Mummert/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on P07-16. Motion carried on a 6-0 vote.

**P07-18 – 877 YORK STREET, LLC, c/o W. Claymore Sieck, 311 East Chase Street, Baltimore, MD 21202. A final add-on subdivision plan submitted to create three (3) residential lots. The property is located at 877 York Street in the R-8 zone.**

Reg Baugher, Hanover Land Services, represented this request. York County Planning Comments have not been received. This is located along the Brookside Heights development, and was previously subdivided. They are requesting to add the parcel that was subdivided back to the parcel where the old Hanover Klondike building is located. There will be a small parcel of land owned by Zumbum, which is a separate parcel improved with a one-car garage.

Planners Johnson/Van de Castle moved to hold off on a recommendation until York County Planning Commission comments are received. Motion carried on a 5-1 vote.

**P07-19-VICTORY FREEWILL BAPTIST CHURCH, 25 Breezewood Drive, Hanover, PA 17331. A final land development plan submitted to construct an addition. The property is located in the R-8 zone.**

There was no action taken on this plan.

The meeting adjourned at 8:15 PM

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
AUGUST 2, 2007

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on August 2, 2007 at the Penn Township Municipal Building. Also present were Planning Members Wendell Felix, Michael Johnson, Stede Mummert, Fred Marsh, and Gary LeFevre. James Butt was absent with notice. Also present were Township Engineer Bortner and Township Secretary Kristina Rodgers.

The Planning Commission meeting minutes of July 5, 2007 were approved as submitted.

The Planners received the following zoning appeals and will make recommendations to the Zoning Hearing Board:

**Z07-17 JOHN W. BEIL, 330 Dubbs Church Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 207.2 (Use Regulations) to construct a vet clinic. The property is located at 1446 Unit H Baltimore Street in the S/C zone.**

John Beil, Burkentine and Sons, and Dr. Brian Jenkins represented this request. Township Secretary Kristina Rodgers stated that this case had been a variance request previously heard, and recommended for approval, by the Planning Commission in early 2007 but had been denied by the Penn Township Zoning Hearing Board in June 2007. The denial resulted in a request by the applicant to amend the township's zoning ordinance to include animal hospitals as a Use by Special Exception in the Shopping Commercial zone. The Board of Commissioners favorably adopted this amendment in June 2007. The applicant is still requesting an animal hospital but the application is for a special exception. It was stated that this is an animal hospital and not a kennel. Everything will be contained within the facility and there will not be outdoor fencing for the hospital. Any accidents outside the facility will be cleaned up immediately and there is a segregated station in the facility for the animals to relieve themselves.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Z07-17 – John Beil, requesting a special exception to Section 207.2 (Use Regulations) to construct a vet clinic, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 6-0 vote.

**Z01-14 – WALTER J. & MARY LOIS DANNER C/O DAVID DANNER, 666 Cooper Road, Hanover, PA 17331. Applicant is requesting a variance to Section 204.3 (Area and Bulk) in order to create a residential lot. The property is located at 610 Beck Mill Road in the R-22 zone.**

Reg Baugher, Hanover Land Services, and Walter Danner represented this request. Mr. Baugher stated that the applicant is requesting to subdivide the property to keep the existing buildings on one two-acre lot. There will be a separately taxed parcel between the lots they are creating. The proposed lot lines will go around the existing buildings that include a barn, a silo and shed. The buildings have the same design and architectural appearance as the house. The barn no longer houses any animals. This is being done to keep the family on the farm as long as

possible. Both of the existing homes are on the same water source but public water is close to the property. The property does have public sewer. Mr. Danner's brother lives in one of the houses and operates a lawn care business. The barn is accessible from the rear of the property. The new lot would encompass just the buildings that exist. The remaining six acres are adjoining to the remaining forty acres across the street.

Planners Mummert/Johnson moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z07-14 Walter J. and Mary Lois Danner, c/o David Danner, requesting a variance to Section 204.3 (Area and Bulk) in order to create a residential lot, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 6-0 vote.

**Z07-16 – DOLORES CARROZZA, 963 York Street, Hanover, PA 17331. Applicant is requesting a variance to Section 208.3 (Area and Bulk) in order to install a pool that encroaches into the side setbacks. The property is located in the H/B zone.**

Township Secretary Kristina Rodgers read a letter dated August 2, 2007 from Dolores Carrozza requesting that the variance be rescheduled for the September 6, 2007 meeting.

Planners Johnson/Marsh moved that the request be accepted. Motion carried.

The Planners received the following waiver and/or exoneration requests:

SCI Pennsylvania Funeral Services, Inc., owner of Rest Haven Cemetery and Gibraltar Mausoleum Construction Company, is requesting a waiver to the land development plan process to construct a mausoleum. The property is located on Westminster Avenue and West Granger Street.

Larry Justice, Gibraltar Mausoleum, represented this request. The new mausoleum would be placed near the existing one with one more being proposed. Mr. Justice stated that this mausoleum could be filled within five to seven years. Mr. Justice stated he would be glad to expand the existing site plan.

Planners Van de Castle/LeFevre moved for a favorable recommendation on this request to the Penn Township Board of Commissioners with the stipulation that this is the only waiver request that will be granted. Motion carried on a 6-0 vote.

Ms. Rodgers read a letter stating the Mr. Joseph O'Brien had withdrawn the offer to purchase 877 York Street. There was a pending request for a waiver of a land development plan for this property.

The Planners reviewed the following Subdivision/Land Development plans and made the following recommendations:

**P01-28 – HIGH POINTE @ ROJEN FARMS (SOUTH), 751 Frederick Street, Hanover, PA 17331. A preliminary two hundred twenty-seven (227) lot subdivision located on Grandview Road in the R-22 and R-40 zones.**

There was no action taken on this plan.

**P02-28 – GATEWAY HANOVER (CARLISE CROSSING), c/o CBL Associates Properties, Inc., 800 South Street, Suite 395, Waltham, MA 02453. A final land development plan to construct a shopping center on Carlisle Street, North of Eisenhower Drive. The property is located in the S/C zone.**

Mark Campbell, HRG represented this plan. He stated that they are slowly receiving and reviewing comments from various agencies. He requested that the Planners consider the waiver requests, which included the waiver of sidewalks on Wilson Avenue and a decrease in the sight distance at some of the intersections. Mr. Campbell stated that he is working on addressing York County Planning Commission and Township Engineer Eric Bortner's comments. The Planners expressed concern about the traffic comments contained in the York County Planning Commission comments. The Planners will continue to review the plan and the waiver requests when some of the comments are addressed.

**P03-03 – BOWMAN TRACT APARTMENTS, Baxter Investment Group, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan for thirty (30) unit multi-family complex located at 1300 Baer Avenue in the R-8 zone.**

There was no action taken on this plan.

**P03-05 – BREEZEWOOD DRIVE PROJECT, Wandering Streams, 50 Cambridge Drive, Hershey, PA 17033. A preliminary subdivision plan for twelve duplex units. The property is located on the East side of Breezewood Drive in the R-8 zone.**

There was no action taken on this plan.

**P03-06 – BROOKSIDE HEIGHTS, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan for a 233 unit residential community. The plan consists of duplex lots, condominiums, and townhouses. It is located on the East side of Brookside Avenue, in the R-8 zone.**

There was no action taken on this plan.

**P03-11 – THORNBURY HUNT, Wolverine Holdings LLC, John Teel, 1060 Baltimore Street, Hanover, PA 17331. A preliminary subdivision plan to construct a fifty-three (53) lot residential development. The property is located on the west side of Beck Mill Road, just north of Grandview Road in the R-22 zone.**

There was no action taken on this plan.

P03-15 – PINE BROOK DEVELOPMENT, Paul Burkentine, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary land development plan to construct a forty-seven (47) unit subdivision, consisting of 10 duplex, 17 single family attached and 20 multi-family dwellings along Breezewood Drive and Ruel Avenue. The property is located in the R-8 zone.

There was no action taken on this plan.

P03-20 - SOUTH WEST CROSSING, c/o Paul Burkentine, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan to create a forty-eight (48) unit, multi-family complex on the corner of Baer Avenue and Bowman Road. The property is located in the R-8 zone.

There was no action taken on this plan.

P03-23 – JOHN & MARTHA HALTER, Fairview & Westminster Road, Hanover, PA 17331. A final subdivision to create four residential building lots. Only a small portion lies in Penn Township. The plan was filed by West Manheim Township.

There was no action taken on this plan.

P03-30 – MUSTANG POINTE, Mummert Enterprises, 8 Stuart Avenue, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone.

There was no action taken on this plan.

P04-18 – PIGEON HILL PARK, Joan B. McAnall, P.O. Box 234, Hanover, PA 17331. A sketch of a subdivision plan to construct a thirty-six (36) lot residential development. The property is located on Pigeon Hill Park Road to High Rock Road, in the R-40 zone.

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

P04-26 –STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone.

There was no action taken on this plan.

**P05-04 – 21 INDUSTRIAL DRIVE, Group Hanover, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted to allow construction of an office and warehouse. The property is located at 21 Industrial Drive.**

There was no action taken on this plan.

**P05-15 AVION, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan submitted to create nineteen (19) single-family residential building lots. The property is located on the corner of Bankert Road and Blooming Grove Road in the R-40 zone.**

There was no action taken on this plan.

**P05-21 – HILLSIDE MEDICAL CENTER, c/o MMS Management, LLC, 731 Fame Avenue, Hanover, PA 17331. A preliminary re-subdivision and land development plan submitted to construct an addition of medical offices. The property is located on Fame Avenue in the Industrial Zone.**

There was no action taken on this plan.

**P06-01 – BURKENTINE SOUTH, Hannon Homes c/o John Burkentine, P.O. Box 98, Glenville, PA 17329. A preliminary subdivision plan submitted to create twenty-four (24) single-family residential lots. The property is located on South side of Black Rock Road and West of Grandview Road in the R-15 zone.**

There was no action taken on this plan.

**P06-15 – WHISPERING RUN, Joseph A. Myers, 160 Ram Drive, Hanover, PA 17331. A final subdivision plan submitted to create one hundred twenty-five (125) residential lots. The property is located on the east side of Beck Mill Road, north of Grandview Road in the R-22 zone.**

There was no action taken on this plan.

**P06-20 – PROPOSED RUTTER'S FARM STORE #6, CHR Corporation, Tim Rutter, 2295 Susquehanna Trail, Suite C, York, PA 17403. A final reverse subdivision and land development plan submitted to construct a convenience store dispensing fuel and a car wash. The property is located south of York Street (SR 116) between Blooming Grove Road (SR216) and Hirtland Avenue in the H/B zone.**

There was no action taken on this plan.

**P06-23 -BROOKSIDE AVENUE TOWNSHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct**

**a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone.**

There was no action taken on this plan.

**P06-26 – MARTINS RIDGE SUBDIVISION, Bon Ton Builders, 1060 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create twenty-three (23) single-family residential lots. The property is located on Beck Mill Road in the R-22 zone.**

Reg Baugher, Hanover Land Services, represented this request. There was concern last month about the storm water retention pond, which has been addressed. The only thing that needs to be completed is the final sewer inspection. The Township is addressing the issue of road improvements.

Planners Felix/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on P06-26 – Martins Ridge Subdivision pending final sewer inspection and approval. Motion carried on a 6-0 vote.

**P07-07 – 150 BROOKSIDE AVENUE FINAL SUBDIVISION, Michael J. and Luann Hufnagle, 1009 York Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located at 150 Brookside Avenue in the R-8 zone.**

There was no action taken on this plan.

**P07-10 – 735 FREDERICK STREET LAND DEVELOPMENT PLAN, Bon-Ton Builders, Inc., 1060 Baltimore Street Hanover, PA 17331. A final land development plan submitted to construct a multi-family attached residential dwelling unit. The property is located at 735 Frederick Street in the A/O zone. (Replacement for P03-29).**

There was no action taken on this plan.

**P07-11 – SOUTH HEIGHTS MANOR, L.P., 107 Little Bridge Road, Hanover, PA 17331. A final add-on subdivision plan submitted to create three (3) single-family residential lots. The property is located on the southeast corner of Cooper Road and Westminster Avenue in the R-22 zone.**

There was no action taken on this plan.

**P07-12 – AVION – PHASE 1, Burkentine and Sons Contractors, Inc., 1564 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) single-family residential lots. The property is located on the southeast corner of Blooming Grove Road in the R-40 zone.**

There was no action taken on this plan.

**P07-13 – 601 WEST CHESTNUT STREET, SLW Limited Partnership, 601 W. Chestnut Street, Hanover, PA 17331. A final land development plan submitted to construct a paved parking area. The property is located in the Industrial Zone.**

There was no action taken on this plan.

**P07-18 – 877 YORK STREET, LLC, c/o W. Claymore Sieck, 311 East Chase Street, Baltimore, MD 21202. A final add-on subdivision plan submitted to create three (3) residential lots. The property is located at 877 York Street in the R-8 zone.**

Reg Baugher, Hanover Land Services, represented this plan. York County Planning Commission comments have been received and addressed. Township Engineer Bortner's comments have been addressed.

Planners Mummert/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 6-0 vote.

**P07-19-VICTORY FREEWILL BAPTIST CHURCH, 25 Breezewood Drive, Hanover, PA 17331. A final land development plan submitted to construct an addition. The property is located in the R-8 zone.**

Zak Fry, Group Hanover, Inc, and Reverend Jason Myers represented this plan. They are proposing an addition to the church for Sunday school classrooms and a day care facility. They are also proposing a pole barn as a garage for the church along with additional parking. They have received York County Planning Commission comments. Engineer Bortner expressed concern about the wetlands and there are some zoning issues that will have to be addressed. There was some concern about the future use of the facility for a church day care center that would operate other than during Sunday services. They would need to get a special exception in addition to meeting the required parking spaces along with the other requirements listed in the Township's zoning ordinance. They have not decided what they want to do with the facility except that it would be used for Sunday School. They are showing an eight-foot high fence, which will require a variance, for the protection of the children. There was some discussion about the alley and who maintains it because of the water that lays on the property. The Planners tried to explain the requirements for running a church day care facility and that they may want to make sure they address them while they are processing the land development plan.

**Review zoning ordinance amendment to change one parcel (Parcel 13) along Baltimore Street from R-15 to S/C.**

John Beil, Burkentine and Sons, represented the request to have 1403 Baltimore Street rezoned from R-15 to Shopping Commercial. The corner property at 1401 Baltimore Street is zoned Shopping Commercial but all the properties surrounding the property are zoned Suburban Residential. The parcel is too small to construct any business in compliance with the Township zoning ordinance. Burkentine and Sons contacted the surrounding property owners about acquiring property and, as a result, Burkentine and Sons has contracts to purchase both 1401 and 1403 Baltimore Street. Once the properties are combined they can construct a business that

meets the Township ordinances. Mr. Beil stated that York County Planning Commission made a favorable recommendation for the request. The intersection is signalized. There are plans to improve the intersection and by developing the parcel they will help contribute to those improvements. Mr. Beil stated that the proposed business is a bank. The property will be over an acre in size when the two parcels are combined. The property will be a corner lot, which will require a fifty-foot setback on two sides. The additional turning lanes will need to be subtracted from the property area, thus reducing the buildable area of the property. Both property owners were present because they support the change of zoning on the property. There will be buffers to the rear of the property in accordance with Township ordinances. The public hearing by the Penn Township Board of Commissioners will be held on August 20, 2007.

Planners Marsh/LeFevre moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 4-0 vote with Planners Felix and Johnson abstaining.

The meeting adjourned at 8:26 PM

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
SEPTEMBER 6, 2007

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on September 6, 2007 at the Penn Township Municipal Building. Present were Planning Members James Butt, Wendell Felix, Michael Johnson, Stede Mummert, Fred Marsh, and Gary LeFevre. Also present were Township Engineer Bortner and Zoning Officer Menges.

The Planning Commission meeting minutes of August 2, 2007 were approved as submitted.

The Planners received the following zoning appeals and will make recommendations to the Zoning Hearing Board:

**Z07-16 – DOLORES CARROZZA, 963 York Street, Hanover, PA 17331. Applicant is requesting a variance to Section 208.3 (Area and Bulk) in order to install a pool that encroaches into the side setbacks. The property is located in the H/B zone.**

Dolores Carrozza and Brian Ruppert represented this request. They would like approval to have an above ground blow-up pool installed year round. The property is about forty-two feet wide. The pool is 48 inches deep and there is a removable ladder that is taken down each night. This house is located near the former Bank of Hanover property between York St. and Ruel Avenue. The lot has a twenty-foot side setback. The properties that surround it are residential. The pool is eighteen feet in diameter and is located about a foot from the neighbor's fence, which is on the property line. There is a sidewalk traversing the property from the house to the garage that prevents the pool from being placed closer to the center of the property. There is a larger yard area on the right hand side of the sidewalk than on the left to the rear of the existing deck.

Planners Butt/Johnson moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z07-16 –Dolores Carrozza requesting a variance to Section 208.3 (Area and Bulk) in order to install a pool that encroaches into the side setbacks as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 5-2 vote with Planners Van de Castle and Felix casting the dissenting votes.

**Z07-18 – HAROLD & DARTHEA DUSMAN, 1050 Beck Mill Road, Hanover, PA 17331. Applicant is requesting a variance to Section 204.3 (Area and Bulk) to subdivide an existing property with two residential dwellings and out buildings. The property is located at 1050 Beck Mill Road in the R-22 zone.**

Attorney D. J. Hart and Alan Dusman, Power of Attorney for Harold and Darthea Dusman, represented this request. The Dusman's are not able to attend due to health reasons. Mr. Hart stated that this property has two homes on it. One home was built in 1940 and the Dusman's built the other home when the first became too small sometime between 1959 and 1961 prior to the adoption of the zoning ordinance. The Dusman's still live in the second house. The other house is currently being rented out and was previously occupied by Mr. and Mrs. Dusman's parents. They would like to subdivide the property so that each home is individually

deeded. This would help make the lot conform to existing ordinances. The one lot will meet current township ordinances but the smaller lot will require a variance because it will not meet the bulk area requirements. The smaller lot will only be 10,000 square feet and the Township's ordinance requires 22,000 square feet. The house is a smaller house and there would be no changes in the current uses of the property. Onsite water and sewer, which can still be used, currently serve the properties but provisions have been made to hook up to public water and sewer when they are available to this property. The front setback is less than the required thirty-five feet. The garage in the right hand corner will encroach the side and rear setback. The individuals purchasing the lot will be aware that the garage is five feet from the property lines. The road frontage is a shade less than one hundred feet and there are two separate driveways for access. The property is located along Beck Mill Road a short distance from the intersection of Grandview Road and Beck Mill Road. The laterals have been installed for when the sewer is available. At the time of construction of the second home there were no ordinances for Zoning or Subdivision and Land Development. There is no proposal to build any new homes on the properties. The Planners noted that there is a sidewalk located from the rear of the small home to the other house that would need to be removed.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z07-18 –Harold and Darthea Dusman, requesting a variance to Section 204.3 (Area and Bulk) to subdivide existing property with two residential dwellings and out buildings as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 7-0 vote.

**Z07-19 – SOUTH HANOVER YMCA, 1013 Baltimore Street, Hanover, PA 17331.**  
**Applicant is request a special exception to Section 207.2 (Use Regulations) and a variance to Section 606 (d) (Child Care Center) to operate a childcare center at 1013 Baltimore Street; the property is located in the Shopping Commercial Zone.**

Bill Wineholt, property manager for the South Hanover YMCA, represented this case. They are requesting a special exception to operate a kinder care class, which would be operated for children who attend morning kindergarten. They need a variance because they do not have an outside play area for the children. Department of Public Welfare (DPW) will allow them a license if they have an inside play area. Mr. Wineholt stated they would be utilizing an unused room at the YMCA for a play area and would have their own smaller room for a classroom. The children will be there from 10:30 AM until 5:00 or 6:00 PM when their parents would pick them up. The children will also be transported by bus to the main branch of the YMCA on George Street for swimming and gymnastics. There will be about twenty children attending the facility. Planner Johnson noted that there is no way that the Township can enforce the variance and special exception once it is approved because at some future date the YMCA may decide to use the classroom for classes. Mr. Wineholt stated that DPW is ready to approve the site with the indoor play area. Zoning Officer Menges stated that he called DPW and they are willing to license the site without an outdoor play area.

Planners Butt/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Z07-19 – South Hanover YMCA requesting a special exception to Section 207.2 (Use Regulations) and a variance to Section 606(d) (Child Care Center) to operate

a child care center at 1013 Baltimore Street, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e) and the requirements for a variance as set for in Section 502.3 a) thru f). Motion failed on a 3-4 vote with Planners Van de Castle, Felix, Johnson, and LeFevre casting the dissenting votes.

Planners Van de Castle/Johnson moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on Z07-19 – South Hanover YMCA requesting a special exception to Section 207.2 (Use Regulations) and a variance to Section 606(d) (Child Care Center) to operate a child care center at 1013 Baltimore Street, as it does not meet the requirements for a special exception as set forth in Section 503.3 a) thru e) and the requirements for a variance as set for in Section 502.3 a) thru f). Motion carried on a 4-3 vote with Planners Butt, Mummert, and Marsh casting the dissenting votes.

**Z07-20 – CHERYL MARTINETTI, 219 Moore Drive, Hanover, PA 17331.**  
**Applicant is requesting a special exception to Section 203.2 (Use Regulations) and a variance to Section 611 (d) (Conversion of Dwelling for Additional Family Members) to allow construction of an addition for family members, which will be larger than the allowed maximum. The property is located at 219 Moore Drive in the R-15 zone.**

Cheryl Martinetti and Ken Martz, KEM Construction, represented this request. They are requesting a special exception to build an in-law quarters that will be 720 square feet, which is larger than the 450 square feet allowed by the ordinance. Ms. Martinetti has a letter from a physician stating that Ms. Martinetti's in-laws, specifically her father-in-law, needs a handicapped accessible area for wheel chair, walker, etc. They currently have 2450 square feet of living space in their home so they fall within the thirty percent of habitable area. There was some concern about the steepness of the rear property area. Currently there is a fishpond to the rear of the property. According to Zoning Officer Menges, steep slope applies to driveways and not to the rear of the property. The unit would be one step above the current garage area and there would be a basement. The addition is proposed to be 30' x 24' with a 10' x 16' deck. There will be one additional parking spot created. There will be a bedroom, bathroom, kitchen, a powder room, and a living area. There will be 4' ramp to the end of the garage with an additional 4' new deck to the rear of the existing garage. The addition will have to be converted back to living space for the original house once the family members no longer live there. The mother-in-law is still mobile and will utilize the facility more actively than the father-in-law.

Planners Johnson/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z07-20 Cheryl Martinetti, requesting a special exception to Section 203.2 (Use Regulations) and a variance to Section 611 (d) (Conversion of Dwelling for Additional Family Members) to allow construction of an addition for family members, which will be larger than the allowed maximum, as it meets the he requirements for a special exception as set forth in Section 503.3 a) thru e) and the requirements for a variance as set for in Section 502.3 a) thru f). Motion carried on 7-0 vote.

The Planners received the following waiver and/or exoneration requests:

Hanover Land Services, Inc. on behalf of J. A. Myers Building and Development is requesting a waiver to Penn Township Subdivision and Land Development Ordinance Section 505 k.1 (Sidewalks) on the property fronting Westminster and Cooper Roads.

Keith Traibic, Hanover Land Services, represented this request. They are requesting a waiver of the sidewalks on Cooper Road and Westminster road because there currently are no sidewalks there. They are preparing to grade out the typical road section and install the curbing but not the sidewalk. The homes along Westminster will not front Westminster road but the four lots along Cooper road will front Cooper Road. There was some concern about the safety of the children who will have to walk to and from the school bus stop. There are no driveways onto Westminster Road.

Planners Mummert/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this request for Westminster Road and an unfavorable recommendation for Cooper Road if South Western School District will not pick up children on the road. Motion failed on a 3-4 vote with Planners Van de Castle, Butt, Johnson, and Felix casting the dissenting votes.

Planners Van de Castle moved for an unfavorable recommendation for Cooper Road and a favorable recommendation for Westminster Road. The motion did not receive a second.

Planners Butt/Felix moved for an unfavorable recommendation to the request for both Westminster and Cooper Roads to the Penn Township Board of Commissioners. Motion carried on a 5-2 vote with Planners Marsh and Mummert casting the dissenting votes.

Bon Ton Builders, Inc. is requesting exoneration from installing public sidewalks at Lot 50, 130 Sherman Street.

Tony Forbes, Bon Ton Builders, represented this request. Mr. Forbes stated that there are no sidewalks on the left side of Sherman Street and this would be a single-family home.

Planners Van de Castle/LeFevre moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this request because there are other sidewalks in the area. Motion carried on a 7-0 vote.

The Planners reviewed the following Subdivision/Land Development plans and made the following recommendations:

**P01-28 – HIGH POINTE @ ROJEN FARMS (SOUTH), 751 Frederick Street, Hanover, PA 17331. A preliminary two hundred twenty-seven (227) lot subdivision located on Grandview Road in the R-22 and R-40 zones.**

There was no action taken on this plan.

**P02-28 – GATEWAY HANOVER (CARLISE CROSSING), c/o CBL Associates Properties, Inc., 800 South Street, Suite 395, Waltham, MA 02453. A final land development plan to**

**construct a shopping center on Carlisle Street, North of Eisenhower Drive. The property is located in the S/C zone.**

There was no action taken on this plan.

**P03-03 – BOWMAN TRACT APARTMENTS, Baxter Investment Group, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan for thirty (30) unit multi-family complex located at 1300 Baer Avenue in the R-8 zone.**

There was no action taken on this plan.

**P03-05 – BREEZEWOOD DRIVE PROJECT, Wandering Streams, 50 Cambridge Drive, Hershey, PA 17033. A preliminary subdivision plan for twelve duplex units. The property is located on the East side of Breezewood Drive in the R-8 zone.**

There was no action taken on this plan.

**P03-06 – BROOKSIDE HEIGHTS, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan for a 233 unit residential community. The plan consists of duplex lots, condominiums, and townhouses. It is located on the East side of Brookside Avenue, in the R-8 zone.**

There was no action taken on this plan.

**P03-11 – THORNBURY HUNT, Wolverine Holdings LLC, John Teel, 1060 Baltimore Street, Hanover, PA 17331. A preliminary subdivision plan to construct a fifty-three (53) lot residential development. The property is located on the west side of Beck Mill Road, just north of Grandview Road in the R-22 zone.**

Bob Sharrah, Sharrah Design Group, represented this plan. Mr. Sharrah stated that they have reduced the plan from forty-one lots to thirty-eight lots since he has received the plan. The lots were lost because of environmental concerns and restructuring. The original plan filed by a previous landowner showed fifty-three lots. This subdivision connects with J. A. Myers' Whispering Run and South Heights Subdivisions. All the lots are 22,000 square feet or larger. The storm water ponds are going to be deeded to individual property owners. The plan tries to avoid any stream crossings and runs with the contour of the land. There is one crossing which connects it to the Martins Ridge Subdivision. Engineer Bortner stated that with regards to Public Works it is much better than it was. There was previously a cul de sac that was removed. The roads do not connect as a straight shot to Westminster Road. It was noted that most of the street names start with B. Engineer Bortner stated that he is about half way through his technical review. There was some concern about lot thirty-eight and how much room there is to build on it. It was noted that this is one of the smaller lots on the plan. A normal lot is 65' x 65' and this lot is probably 45' x 60'. The road design ties into the storm drainage.

**P03-15 – PINE BROOK DEVELOPMENT, Paul Burkentine, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary land development plan to construct a fort-seven (47)**

unit subdivision, consisting of 10 duplex, 17 single family attached and 20 multi-family dwellings along Breezewood Drive and Ruel Avenue. The property is located in the R-8 zone.

There was no action taken on this plan.

P03-20 - SOUTH WEST CROSSING, c/o Paul Burkentine, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan to create a forty-eight (48) unit, multi-family complex on the corner of Baer Avenue and Bowman Road. The property is located in the R-8 zone.

There was no action taken on this plan.

P03-23 – JOHN & MARTHA HALTER, Fairview & Westminster Road, Hanover, PA 17331. A final subdivision to create four residential building lots. Only a small portion lies in Penn Township. The plan was filed by West Manheim Township.

There was no action taken on this plan.

P03-30 – MUSTANG POINTE, Mummert Enterprises, 8 Stuart Avenue, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone.

There was no action taken on this plan.

P04-18 – PIGEON HILL PARK, Joan B. McAnall, P.O. Box 234, Hanover, PA 17331. A sketch of a subdivision plan to construct a thirty-six (36) lot residential development. The property is located on Pigeon Hill Park Road to High Rock Road, in the R-40 zone.

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

P04-26 –STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone.

There was no action taken on this plan.

**P05-15 AVION, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan submitted to create nineteen (19) single-family residential building lots. The property is located on the corner of Bankert Road and Blooming Grove Road in the R-40 zone.**

There was no action taken on this plan.

**P05-21 – HILLSIDE MEDICAL CENTER, c/o MMS Management, LLC, 731 Fame Avenue, Hanover, PA 17331. A preliminary re-subdivision and land development plan submitted to construct an addition of medical offices. The property is located on Fame Avenue in the Industrial Zone.**

Andy Brough, Conewago Enterprises, represented this plan. He stated that the primary change is to the storm water management system on page four of the plan. Due to new requirements they will have an infiltration basin. There will be porous paving for all the paving on the plan. The building size is the same and the gas line has been relocated. They are showing a reverse subdivision. There is a special exception that was granted in 2005. The delay was for the sewer module and the resolution will be adopted at the Penn Township Board of Commissioners meeting on September 17, 2007. This has been resubmitted to York County Conservation and York County Planning Comments have been addressed. They will be looking for approval at next months meeting. This is an expansion of medical offices and may be used by the hospital, Golden Visions, and possibly Dr. May. The plan does have a place for ground water recharge. The storm water eventually ends up in Oil Creek. Engineer Bortner stated that he met with the developer to address concerns and problems with the plan.

**P06-01 – BURKENTINE SOUTH, Hannon Homes c/o John Burkentine, P.O. Box 98, Glenville, PA 17329. A preliminary subdivision plan submitted to create twenty-four (24) single-family residential lots. The property is located on South side of Black Rock Road and West of Grandview Road in the R-15 zone.**

There was no action taken on this plan.

**P06-15 – WHISPERING RUN, Joseph A. Myers, 160 Ram Drive, Hanover, PA 17331. A final subdivision plan submitted to create one hundred twenty-five (125) residential lots. The property is located on the east side of Beck Mill Road, north of Grandview Road in the R-22 zone.**

There was no action taken on this plan.

**P06-20 – PROPOSED RUTTER'S FARM STORE #6, CHR Corporation, Tim Rutter, 2295 Susquehanna Trail, Suite C, York, PA 17403. A final reverse subdivision and land development plan submitted to construct a convenience store dispensing fuel and a car wash. The property is located south of York Street (SR 116) between Blooming Grove Road (SR216) and Hirtland Avenue in the H/B zone.**

There was no action taken on this plan.

**P06-23 -BROOKSIDE AVENUE TOWNHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone.**

There was no action taken on this plan.

**P06-26 – MARTINS RIDGE SUBDIVISION, Bon Ton Builders, 1060 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create twenty-three (23) single-family residential lots. The property is located on Beck Mill Road in the R-22 zone.**

There was no action taken on this plan.

**P07-07 – 150 BROOKSIDE AVENUE FINAL SUBDIVISION, Michael J. and Luann Hufnagle, 1009 York Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located at 150 Brookside Avenue in the R-8 zone.**

There was no action taken on this plan.

**P07-10 – 735 FREDERICK STREET LAND DEVELOPMENT PLAN, Bon-Ton Builders, Inc., 1060 Baltimore Street Hanover, PA 17331. A final land development plan submitted to construct a multi-family attached residential dwelling unit. The property is located at 735 Frederick Street in the A/O zone. (Replacement for P03-29).**

Dave Stair, Loss-Stair Civil Engineering, represented this plan. Several months ago the Zoning Hearing Board decided that this plan would be considered under the old Township Zoning Ordinance. They proceeded with designing the plan under that ordinance and they have reviewed the plan with Township Engineer Bortner. They do not have their PENNDOT permit. Mr. Stair stated that previous permits that were submitted required Township approval before they would consider the permit. These units will be owned by a landlord. There was some concern about access by fire equipment in case of emergency. There is a dumpster pad shown on the plan. Environmental Director Hejmanowski had previously stated he had no preference as to how the trash and recyclables were collected. There were four existing sewer connections to this property.

Planners Felix/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 4-3 vote with Planners Johnson, LeFevre, and Marsh casting the dissenting votes.

**P07-11 – SOUTH HEIGHTS MANOR, L.P., 107 Little Bridge Road, Hanover, PA 17331. A final add-on subdivision plan submitted to create three (3) single-family residential lots. The property is located on the southeast corner of Cooper Road and Westminster Avenue in the R-22 zone.**

There was no action taken on this plan.

**P07-12 – AVION – PHASE 1, Burkentine and Sons Contractors, Inc., 1564 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) single-family residential lots. The property is located on the southeast corner of Blooming Grove Road in the R-40 zone.**

Dave Stair, Loss Stair Civil Engineering, represented this request. This plan shows the subdivision of the former Runkle home from the rest of the property. The lot will consist of the home and all existing outbuildings. There is existing sewer and the driveway exists so a Penn Dot permit will not be required. The lot size will be about five acres. There is an existing nineteen-lot subdivision plan for new residential lots. Sanitary sewer easements will be contained on this lot. There was some discussion as to how this subdivision will affect the other subdivision and proposed lots. Zoning Officer Menges informed Mr. Stair that this will be considered the parent property and all other subdivisions will require recreation fees.

Planners Felix /Butt moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 7-0 vote.

**P07-19-VICTORY FREEWILL BAPTIST CHURCH, 25 Breezewood Drive, Hanover, PA 17331. A final land development plan submitted to construct an addition. The property is located in the R-8 zone.**

Zak Fry, Group Hanover, Inc, represented this plan. York County Planning Commission comments have been addressed. They have moved the parking lot out of the flood plain. They relocated the storm water pond. They have met with Engineer Bortner and Zoning Officer Menges and addressed their concerns. According to the applicant a fire hydrant was added at the request of the Township Fire Chief. They are not going to pursue day care business but will use it for day care for their members during services. They will have to meet requirements of the state building code when applying for permits. The fence has been changed from eight feet to six feet.

Planners Butt/LeFevre moved for a favorable recommendation on this plan to the Penn Township Board of Commissioners. Motion carried on a 7-0 vote.

Planner Johnson left the meeting at this time (9:02) and returned at 9:15.

**P07-21 – WILLIAM TRUMP SUBDIVISION, 225 George Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located at 542 and 542 ½ South Franklin Street in the R-15 zone.**

Zak Fry, Group Hanover, represented this plan. The plan is to divide an existing home into two separately deed properties. York County Planning Commission comments have been received with a note that any rights-of-way associated with the overhead utility lines be shown on the plan and that the zoning hearing board case number should be included on the cover sheet.

There was some discussion about the current sewer in the property and how it would have to be divided.

Planners Mummert//Marsh moved for a favorable recommendation to the Penn Township Board of Commission on this plan. Motion carried on a 6-0-1 vote with Planner Johnson abstaining.

**P07-22 – J.F ROHRBAUGH & CO., 1030 Wilson Avenue, Hanover, PA 17331. A final land development plan submitted to construct an asphalt paving area for storage of pallets. The property is located at 1030 Wilson Avenue in the Industrial Zone.**

Andy Brough, Conewago Enterprises represented this plan. This plan shows additional paving and all the other improvements that have been made over the years that were not part of previous land development plans. York County Planning Commission indicated they will not review the plan. After the paving is completed they will be at eighty percent of lot coverage, which is the maximum allowed by the Township's ordinance.

Planners Van de Castle/Butt moved for a favorable recommendation on this plan to the Penn Township Board of Commissioners. Motion carried on a 6-0-1 vote with Planner Johnson abstaining.

**Rezoning of parcel 44-06-43B located along Manor Street from Shopping Commercial to R-8.**

The Planners reviewed the recommendations from York County Planning for a rezoning of parcel 44-06-43 from Shopping Commercial to R-8 at the request of the property owners. Zoning Officer Menges stated that this parcel of land has been before the zoning hearing board several times for variances and special exceptions and has failed every time. The owner is asking for a rezoning so that they can build townhouses. The property is located behind Park Hills Elementary School. The developer will help alleviate some of the storm water management issues along Hammond Avenue when he develops this property. The property is 1.63 acres and Zoning Officer Menges felt that the maximum number of townhouses could not be built but probably about 12-14 can be built.

Planners Van de Castle/Mummert moved for a favorable recommendation on the request to rezone parcel 44-06-43b to R-8 to the Penn Township Board of Commissioners. Motion carried on a 7-0 vote.

The meeting adjourned at 9:26 PM

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
OCTOBER 4, 2007

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on October 4, 2007 at the Penn Township Municipal Building. Present were Planning Members Wendell Felix, Michael Johnson, Stede Mummert, Fred Marsh, and Gary LeFevre. Planner James Butt was absent with notice. Also present were Township Engineer Bortner and Zoning Officer Menges.

The Planning Commission meeting minutes of September 6, 2007 were approved as submitted.

The Planners received the following zoning appeals and will make recommendations to the Zoning Hearing Board:

**Z07-21 – RONALD A. FOREMAN, 1050 Hoff Road, Hanover, PA 17331. Applicant is requesting a variance to Section 407.4a (restoration) in order to replace a previous butcher shop building destroyed by fire with a pole building. The property is located in the R-15 zone.**

Ronald A. Foreman represented this request. Mr. Foreman would like to rebuild a building that was destroyed by fire but would like to construct an additional two feet, closer to the house. The foundation of the previous building will be used but the posts will extend beyond the foundation. The additional area will be used for parking vehicles and the remainder for Mr. Foreman's butchering business. The outside of the building will resemble a colonial type building, which is similar to the building that burned down. Zoning Officer Menges noted that the original farm was approximately twenty-seven acres and was subdivided in the mid 1980's. When the property was subdivided the original owner needed a zoning variance because the buildings on the homestead portion of the property became existing nonconformities. The building that burned down was approved under that variance. The building did not and will not meet the existing side setback. Mr. Foreman did not have the property subdivided. His neighbor's home does meet the twenty-five foot side setback requirement.

Planners Mummert /Johnson moved for a favorable recommendation on Z07-21 – Ronald A. Foreman, requesting a variance to Section 407.4a (restoration) in order to replace a previous butcher shop building destroyed by fire with a pole building, as it meets the requirements for a variance as forth in Section 502.3 a) thru f). Motion carried on a 6-0 vote.

**Z07-22 – SHARON RODKEY, 11 Little Knoll Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) to construct a front porch that encroaches into the front setback. The property is located in the R-15 zone.**

Sharon Rodkey and Robert McGruder represented this request. They are requesting to construct a six-foot front porch that encroaches into the front setback about twenty-four inches. The roof will have an overhang of about twelve inches. Currently there is only a concrete stoop on the house which is 50' x 52'. The porch they will be building will have a roof over it but it

will not be enclosed. There was some concern about the drawing presented by the applicant but it was not intended to be a representation of the current property.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z07-22 Sharon Rodkey requesting a variance to Section 203.3 (Area and Bulk) to construct a front porch that encroaches in the front setback as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 5-1 vote with Planner Felix casting the dissenting vote.

At this point Zoning Officer Menges left the meeting.

The Planners received the following waiver and/or exoneration requests:

Shultz Foods is requesting exoneration from land development plans in order to alter an existing flour unloading/pull-off cement pad. The property is located at Blettner Avenue and West Chestnut Street.

Troy Mummert, Plant Manager Shultz Foods, represented this case. He stated that a new company has purchased Shultz Foods and, as part of their safety review, felt that a turn around should be constructed on the property to prevent trucks from parking along the traffic lane of Blettner Avenue. Mr. Mummert stated that he is not aware of any intention to place flour bins in the turn around area. The telephone pole will not be moved. The impervious coverage will be increased but Engineer Bortner stated the last plan he reviewed for Shultz Foods was in 1998 or 1999. Engineer Bortner stated that there are other issues with the property with regards to easements.

Planners Van de Castle/LeFevre moved for a favorable recommendation to the Penn Township Board of Commissioners on this request with the stipulation that this would be the only request for exoneration. Motion carried on a 4-2 vote with Planners Johnson and Felix casting the dissenting votes.

Hanover Land Services, Inc. on behalf of their client, Walter J. and Mary Lois Danner, is requesting a waiver to Section 505.a (Street Design) of the Penn Township Subdivision and Land Development Ordinance on the property located on Beck Mill Road.

Brandon Richard, Hanover Land Services, represented this request. They are requesting a waiver of the sidewalk and curb improvements for Beck Mill Road where they are subdividing a home from the family farm. He stated that the plan contains a note that the Penn Township Board of Commissioners can at anytime require the installation of curbs and sidewalks.

Planners Felix/Marsh moved for a temporary waiver of curbs and sidewalks to the Penn Township Board of Commissioners. Motion carried on a 6-0 vote.

Kenneth E. Martz, Jr. is requesting exoneration from sidewalks and curbing on his property at 783 Blooming Grove Road.

There was no one present to represent this request.

Planners Johnson/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 6-0 vote. Mr. Martz arrived after the recommendation and was informed of the outcome.

Hanover Land Services, Inc. on behalf of their client, Harold H. and Darthea L. Dusman is requesting waivers to Section 505.k (Curbs and Road Widening) and 505.k.1

Brandon Richard, Hanover Land Services, represented this request. There is some curbing in the area of this property that was installed about August 2007 as part of the Martin's Ridge Subdivision improvements. The culvert near the property will be replaced when Thornbury Hunt is constructed.

Planners Felix/Mummert moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 6-0 vote.

Group Hanover, Inc. on behalf of their client, Frank LeCrone, Jr., President of Hawk Creek Labs is requesting exoneration from land development requirements in order to expand the parking area to the rear of his facility. The property is located at 9 Barnhart Drive.

Frank LeCrone, III, represented this request and stated that he has purchased the business from his father. They are requesting to expand the existing parking lot to the rear of the building. The company has an approved land development plan showing the same area with a future building expansion. Hawk Creek Labs has purchased Lot #7 on Industrial Drive from the Township for future expansion. There were plans provided that showed the original property and the approved addition. They are looking to add an additional twenty-eight parking spaces.

Planners Mummert/LeFevre moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 5-1 vote with Planner Felix casting the dissenting vote.

The Planners reviewed the following Subdivision/Land Development plans and made the following recommendations:

**P01-28 – HIGH POINTE @ ROJEN FARMS (SOUTH), 751 Frederick Street, Hanover, PA 17331. A preliminary two hundred twenty-seven (227) lot subdivision located on Grandview Road in the R-22 and R-40 zones.**

There was no action taken on this plan.

**P02-28 – GATEWAY HANOVER (CARLISE CROSSING), c/o CBL Associates Properties, Inc., 800 South Street, Suite 395, Waltham, MA 02453. A final land development plan to construct a shopping center on Carlisle Street, North of Eisenhower Drive. The property is located in the S/C zone.**

There was no action taken on this plan.

**P03-03 – BOWMAN TRACT APARTMENTS, Baxter Investment Group, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan for thirty (30) unit multi-family complex located at 1300 Baer Avenue in the R-8 zone.**

There was no action taken on this plan.

**P03-05 – BREEZEWOOD DRIVE PROJECT, Wandering Streams, 50 Cambridge Drive, Hershey, PA 17033. A preliminary subdivision plan for twelve duplex units. The property is located on the East side of Breezewood Drive in the R-8 zone.**

There was no action taken on this plan.

**P03-06 – BROOKSIDE HEIGHTS, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan for a 233 unit residential community. The plan consists of duplex lots, condominiums, and townhouses. It is located on the East side of Brookside Avenue, in the R-8 zone.**

There was no action taken on this plan.

**P03-11 – THORNBURY HUNT, Wolverine Holdings LLC, John Teel, 1060 Baltimore Street, Hanover, PA 17331. A preliminary subdivision plan to construct a fifty-three (53) lot residential development. The property is located on the west side of Beck Mill Road, just north of Grandview Road in the R-22 zone.**

There was no action taken on this plan.

**P03-15 – PINE BROOK DEVELOPMENT, Paul Burkentine, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary land development plan to construct a fort-seven (47) unit subdivision, consisting of 10 duplex, 17 single family attached and 20 multi-family dwellings along Breezewood Drive and Ruel Avenue. The property is located in the R-8 zone.**

There was no action taken on this plan.

**P03-20 - SOUTH WEST CROSSING, c/o Paul Burkentine, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan to create a forty-eight (48) unit, multi-family complex on the corner of Baer Avenue and Bowman Road. The property is located in the R-8 zone.**

There was no action taken on this plan.

**P03-23 – JOHN & MARTHA HALTER, Fairview & Westminster Road, Hanover, PA 17331. A final subdivision to create four residential building lots. Only a small portion lies in Penn Township. The plan was filed by West Manheim Township.**

There was no action taken on this plan.

**P03-30 – MUSTANG POINTE, Mummert Enterprises, 8 Stuart Avenue, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone.**

There was no action taken on this plan.

**P04-18 – PIGEON HILL PARK, Joan B. McAnall, P.O. Box 234, Hanover, PA 17331. A sketch of a subdivision plan to construct a thirty-six (36) lot residential development. The property is located on Pigeon Hill Park Road to High Rock Road, in the R-40 zone.**

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

**P04-26 –STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone.**

There was no action taken on this plan.

**P05-15 AVION, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan submitted to create nineteen (19) single-family residential building lots. The property is located on the corner of Bankert Road and Blooming Grove Road in the R-40 zone.**

There was no action taken on this plan.

**P05-21 – HILLSIDE MEDICAL CENTER, c/o MMS Management, LLC, 731 Fame Avenue, Hanover, PA 17331. A preliminary re-subdivision and land development plan submitted to construct an addition of medical offices. The property is located on Fame Avenue in the Industrial Zone.**

Andy Brough, Conewago Enterprises, represented this plan. He stated that he has addressed all of the York County Planning Commission and Township Engineer Bortner's comments. This plan is for an expansion of the north side of the existing medical center. The plans are at Soil Conservation and their time line for review is about complete. The plan needs

ten EDU's and the Township approved the resolution at their September 17, 2007 meeting. The planning module has been submitted to York County but he does not expect to receive the approved module to till next week. Mr. Brough stated they went straight to DEP for approval of the facility because it is a public needs facility. He is looking for conditional approval until they get the approved module back so that they do not loose another month. The bond request has been submitted and is being reviewed by the Township Engineer. Engineer Bortner noted that some of the other plans on the caseload are pending sewer. One of the concerns for York County comments was the moving of the gas line along with the sewer moratorium.

Planners Mummert/LeFevre moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan with the stipulation that the approved sewer module along with Soil Conservation approval be received prior to the Penn Township Board of Commissioners meeting. Motion carried on a 5-1 vote with Planner Johnson casting the dissenting vote.

**P06-01 – BURKENTINE SOUTH, Hannon Homes c/o John Burkentine, P.O. Box 98, Glenville, PA 17329. A preliminary subdivision plan submitted to create twenty-four (24) single-family residential lots. The property is located on South side of Black Rock Road and West of Grandview Road in the R-15 zone.**

There was no action taken on this plan.

**P06-15 – WHISPERING RUN, Joseph A. Myers, 160 Ram Drive, Hanover, PA 17331. A final subdivision plan submitted to create one hundred twenty-five (125) residential lots. The property is located on the east side of Beck Mill Road, north of Grandview Road in the R-22 zone.**

There was no action taken on this plan.

**P06-20 – PROPOSED RUTTER'S FARM STORE #6, CHR Corporation, Tim Rutter, 2295 Susquehanna Trail, Suite C, York, PA 17403. A final reverse subdivision and land development plan submitted to construct a convenience store dispensing fuel and a car wash. The property is located south of York Street (SR 116) between Blooming Grove Road (SR216) and Hirtland Avenue in the H/B zone.**

Neal Metzger, LSC Design, represented this plan. Mr. Metzger stated that they have finally received approval from Penn Dot for their driveway and highway improvements along with County Conservation approval. The zoning approvals for the plan where obtained in August 2006. Penn Dot has removed the right in turn lane because they felt it would confuse drivers but left in the right turn out on the plan on the eastern side of the store. The handicapped parking was relocated closer to the store. No truck parking signs have been added to the plan along with a note on the plan. No left turns from the site will be allowed onto Route 216. Traffic will need to instead exit onto Hirtland Avenue. This was a stipulation set by the Zoning Hearing Board. The site was designed so that delivery trucks and fuel trucks should not have a problem entering and exiting the site. The sewer is available because they are going to be using the existing four connections from the residential properties and will not be creating anything new.

The car wash facility will be running of reclaimed water. There was some discussion about the car wash and the closing of the doors at night. The site will have an intersection signal at the intersection of Routes 216 and 116. and will have to control the driveways that are across from Cooper Motors. There will be two poles that will support the traffic signals and an extra signal to warn motorists coming from the East. The proposed poles near Coopers are out of the existing right-of-way.

Planners Marsh/LeFevre moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan on the condition that the doors of the car wash must be closed between the hours of 9 p.m. and 7 a.m. if the car wash is operating. After some discussion, the motion carried on a 6-0 vote.

**P06-23 -BROOKSIDE AVENUE TOWNHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone.**

There was no action taken on this plan.

**P07-07 – 150 BROOKSIDE AVENUE FINAL SUBDIVISION, Michael J. and Luann Hufnagle, 1009 York Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located at 150 Brookside Avenue in the R-8 zone.**

There was no action taken on this plan.

**P07-10 – 735 FREDERICK STREET LAND DEVELOPMENT PLAN, Bon-Ton Builders, Inc., 1060 Baltimore Street Hanover, PA 17331. A final land development plan submitted to construct a multi-family attached residential dwelling unit. The property is located at 735 Frederick Street in the A/O zone. (Replacement for P03-29).**

There was no action taken on this plan.

**P07-23 – FINAL SUBDIVISION PLAN FOR WALTER J. & MARY LOIS DANNER, 610 Beck Mill Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is locate din the R-22 zone.**

Brandon Richard, Hanover Land Service, represented this plan. The property is tied into the public sewer system. York County Planning Commission comments have been addressed.

Planners Felix/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on 6-0 vote.

**P07-24 – R & R FITNESS REAL ESTATE LLC, 60 Southside Drive, Newville, PA 17241. A final land development plan submitted to construct a health club and bank. The property is located on the corner of Broadway and Hickory Lane in the S/C zone.**

There was no action taken on this plan.

Township Engineer Bortner presented a request made by J.A. Myers to allow residential construction on the parcel of land that is currently zoned shopping commercial in the Stonewicke Subdivision. They provided a plan that shows residential homes on the property and a layout of the streets that is different then the filed plan. The letter provided stated they are having difficulty finding vehicular access to the commercial property. There is no direct access from Baltimore Street.

The meeting adjourned at 8:47 PM

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
NOVEMBER 1, 2007

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on November 1, 2007 at the Penn Township Municipal Building. Present were Planning Members James Butt, Wendell Felix, Michael Johnson, Stede Mummert, Fred Marsh, and Gary LeFevre. Also present were Township Engineer Bortner and Zoning Officer Menges.

The Planning Commission meeting minutes of October 4, 2007 were approved as submitted.

The Planners received the following zoning appeals and will make recommendations to the Zoning Hearing Board:

**Z07-23 – TOTAL MAINTENANCE SOLUTIONS, 401 Moulstown Road, Hanover, PA 17331. Applicant is requesting a variance to Section 208.2 (Use) in order to use the building for light manufacturing. The property is located at 877 York Street in the H/B zone.**

D.J. Hart, Guthrie, Nonemaker, Yingst, and Hart, and Wayne Nace, owner of Total Maintenance Solutions (TMS), represented this request. Mr. Hart stated that Total Maintenance Solutions wishes to purchase the old Hanover Klondike building currently being used by Seick Florist. The applicants have an Agreement of Sale. The zone where the building is located is not for Industrial use but was used for manufacturing for many years when it was occupied by Klondike, which produced product on site. Atty. Hart indicated that the use was curtailed and the zoning that is in place now took over. The building was constructed for manufacturing and TMS is proposing to use the building for light manufacturing. TMS performs preventative maintenance and repair on machinery at the client's businesses as well as at their shop. Their business is currently located at the old Pillowtex building on Moulstown Road in Penn Township. Their current clientele includes J. F Rohrbaugh, Esab, and Tim-Bar and they feel that the location is ideal to service their customers in this area. The majority of their business is preventative maintenance on machines but they do some service of machines which includes fabrication and welding at their current location. They are proposing the same type of work at the York Street building. Mr. Nace stated that about thirty-two percent of their business is preventative on site, sixty percent is service, which is done at the client's location, and about eight percent is fabrication and welding. He stated that he hopes that the business will continue to grow. The new facility will allow him to expand his business, which currently occupies 800 square feet, but the York Street building has 20,000 square feet of space. He sees it as a plus for the community because the building has been empty for a while. The business is a twenty-four hour business with the facility operation from 7 AM to 3:30 PM. The fabrication is done during business hours but they do respond to customers calls twenty-four hours a day, seven days a week. Fabrication may include a rebuild of a machine or the consolidation of two pieces of equipment into one. They do both machining and welding. They have two service vehicles. There may be deliveries that include straight trucks and tractor-trailers along with UPS and Fed Ex. They have no night deliveries at this time. They do not normally do fabricating work during

non-business hours unless circumstances warrant. There is parking around the entire building for six employees. Mr. Hart noted that they are larger parking spaces than what is required so that they could be reconfigured. Frank LeCrone, III noted that he went through the facility for Hawk Creek Labs and was assured that no noise would escape from the existing freezers. They do have ventilation in the existing building. The only welding they do is arc welding. Zoning Officer Menges stated that Mr. Nace has had himself along with Fire Chief Cromer through the building for fire and emergency issues. Attorney Hart noted that this stretch of York Street has several businesses, including convenience stores and car repair shops. Mr. Nace stated that there is a possibility that they could bring a piece of equipment into the building that would require a crane.

Planners Mummert/Butt moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z07-23 – Total Maintenance Solutions, requesting a variance to Section 208.2 (Use) in order to use the building for light manufacturing, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 7-0 vote.

**Z07-24 – JANICE BORTNER, 25 Colonial Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 203.2 (Uses by Special Exception) in order to operate a home day care. The property is located in the R-15 zone.**

Janice Bortner represented this case. She would like to operate a day care out of her house. She is aware of both the Township's and the state's requirements. She needs to install a fence that meets the ordinance. The maximum number of children she could have is six children and she needs sixty-five square feet of space per child. Zoning Officer Menges stated that the Department of Public Welfare (DPW) has required that the property be approved before they will complete the process of certifying an applicant. Mr. Menges stated that they will allow the applicant to appear before the zoning hearing board but before final approvals are given through the building process they will be required to provide the Township with the certifications.

Planners Butt/LeFevre moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z07-24 – Janice Bortner requesting a special exception to Section 203.2 (Uses by Special Exception) in order to operate a home day care subject to the approval being granted by the Department of Public Welfare. Motion carried on a 6-0-1 vote with Planner Felix abstaining on the vote.

**Z07-25 – ANDREW SMITH, 5 Andrew Court, Hanover, PA 17331. Applicant is requesting a variance to Section 611d (Conversion of dwelling for additional family members) and a special exception to Section 204.2 (Uses by Special Exception) in order to construct an in-law residence that exceeds the allowable square footage. The property is located in the R-22 zone.**

Andrew Smith and Howard Helland represented this case. Mr. Smith would like to construct an in-laws quarters for his father-in-law who is eighty years of age and in good health. There will be 804 square feet of living space with an 8' x 12' foot storage area. The addition would include a living room, den, bedroom, walk in closet, bathroom and kitchen area. Mr. Smith stated that his neighbor has the same type of addition above his garage but this would be a

single story. Mr. Smith has lived at the home for seven years and purchased it in December 2000. He has spoken to his neighbors and those across the street. There is an exception that the facility has to be converted back to a single-family home when the family member no longer lives there. Mr. Smith has to register each year that his father-in-law is still living in the facility. The lot is 2300 square feet with sixty five percent of coverage allowed. There are no existing storage facilities on the property.

Planners Butt/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case 07-25 Andrew Smith requesting a variance to Section 611d (Conversion of Dwelling for Additional Family Members) and a special exception to Section 204.2 (Uses by Special Exception) in order to construct an in-law residence that exceeds the allowable square footage. Motion carried on a 6-0-1 vote with Planner Felix abstaining.

The Planners received the following waiver and/or exoneration requests:

Homewood at Plum Creek is requesting exoneration from land development plans in order to construct a storage garage. The property is located at Plum Tree Lane.

Sandy Fair, Homewood, represented this request. She stated that the building is for the grounds department to store snowplows and trucks and for the safety of the residents. Ms. Fair believes that this is the last development that will occur on the property. Some of the trucks are currently being stored outside. The existing shop on the property is being used as a wood shop for the residents. Some of the equipment is currently being stored offsite. The new building will be 24' x 48' and will have four garage bays and will include salt storage. The building will cost about \$20,000.

Planners Butt/Mummert moved for a favorable recommendation on this request to the Penn Township Board of Commissioners with the understanding that no further waiver requests will come from Homewood. Motion carried on a 7-0 vote.

HRG, Inc. is requesting that the revised plan submitted for Gateway Hanover be reviewed as a final plan.

Zoning Officer Menges stated that all land development plans are final plans and there is no preliminary plan for a land development plan. He is not sure why Gateway Hanover is a preliminary and it is a final plan.

The Planners reviewed the following Subdivision/Land Development plans and made the following recommendations:

**P01-28 – HIGH POINTE @ ROJEN FARMS (SOUTH), 751 Frederick Street, Hanover, PA 17331. A preliminary two hundred twenty-seven (227) lot subdivision located on Grandview Road in the R-22 and R-40 zones.**

There was no action taken on this plan.

**P02-28 – GATEWAY HANOVER (CARLISE CROSSING), c/o CBL Associates Properties, Inc., 800 South Street, Suite 395, Waltham, MA 02453. A final land development plan to construct a shopping center on Carlisle Street, North of Eisenhower Drive. The property is located in the S/C zone.**

Mark Campbell, HRG, Robert Monahan, and Allen Smith represented this plan. Mr. Campbell stated that the developers attended a joint planning meeting with the Borough and the Township along with the review comments from the various organizations and reviewed and revised the plans, which were resubmitted to the Township. They have withdrawn several waiver requests, which included a waiver of sidewalks, clear site distances at intersections and the storm water retention area. They have changed the plan to reflect the modification to the horizontal curb on Wilson Avenue in order to comply with Township and Borough ordinances. The signals and their mast arm poles are shown on the plan and have been submitted to PennDOT for their approval. They have added deceleration lanes at several intersections as a result of the traffic study. There are two unsignalized intersections to the center. There was some discussion about the left turn into the site to help relieve some of the pressure on signalized intersections and with the flow of traffic between them. Mr. Smith stated the intersection is supported by the traffic study. They are proposing to dedicate additional right-of-way for future expansion that may require additional deceleration lanes. They have resolved their storm water issues and will be including sidewalk on Wilson Avenue.

Mr. Monahan stated that it is important that they expedite this plan as soon as possible and if they do not deliver there may not be a project. Planner Felix is concerned about the safety of the proposed intersection on Wilson Avenue as compared to a similar situation that previously occurred on Eisenhower Drive. Mr. Monahan reiterated that the traffic study supported the intersection. Mr. Smith stated that they are trying to encourage a town center approach with the smaller tenant buildings. It was noted that Wal-Mart had problems with this type of proposed intersection and it was closed. They have reconfigured the gas island so that they do not interfere with the traffic flow on the site. Mr. Monahan stated that they would cooperate and do what is in the best interest of the project but he would like approval because of some of their time frames. The tenants are driving some of the issues with regards to access points and the amount of signage allowed on the pylon sign. The discussion continued with the access point that is not signalized and the fact that the traffic study recommends this access and the two tenants choose that location in the site because of the access. The Planners expressed some concern about there not being a traffic light at the intersection. Mr. Monahan stated that he has worked with Hanover Borough to address concerns that have arisen on Eisenhower Drive.

York County Planning Commission comments have been received in July of 2007. There was some discussion if York County Planning Commission will have to review the plan because of the changes in the number of individual parcels. Zoning Officer Menges stated that he would have to contact YCPC to see if they need to review it. Individual plans will be submitted for each lot. York County will have to sign off on the plan before it is submitted to PennDOT. Mr. Smith wanted to know if the Commission recommended a name change for Wilson Drive extended. Zoning Officer Menges stated that if there is a break point (intersection) there has to be a name change and it will have to fit into York County emergency's system. It was noted that there currently are no businesses along that portion of Wilson Avenue that will have to change

their addresses. Both existing businesses have Eisenhower Drive addresses. Mr. Smith stated that they have commitments for most but not all of the stores. There is a provision for truck traffic.

Engineer Bortner would like to speak with their traffic engineer because of the reduction of some of the lanes of traffic.

Mr. Campbell stated that they are not adhering to all the of York County Planning Commission comments especially with a stop sign at the end of each aisle. It was noted that there are stop signs at the end of each aisle at the crosswalks at Home Depot and Staples. Mr. Smith stated that they would comply with the stop bars if necessary. Zoning Officer Menges noted that stop signs are not enforceable if an accident occurs because they are on private property.

Mr. Campbell noted that a letter received from the US Army Corps of Engineers in 2002 regarding the wetlands expired on October 31, 2007. The plan does not show infringement into the wetlands as the previous plans did. York County Planning Commission comments recommended that the letter be renewed. The Army Corps of Engineer would need six months to visit the site and reissue the letter. Zoning Officer Menges stated that perhaps a “no interest” letter could be obtained from the COE, stating it would take several months to extend the original letter.

Access lanes to the main street are marked with stop signs. There will be no designated parking for tour buses.

Planners Butt/LeFevre moved for a favorable recommendation on this plan to the Penn Township Board of Commissioners subject to all York County approvals. Motion carried on a 5-2 vote with Planners Felix and Johnson casting the dissenting the votes.

**P03-03 – BOWMAN TRACT APARTMENTS, Baxter Investment Group, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan for thirty (30) unit multi-family complex located at 1300 Baer Avenue in the R-8 zone.**

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Dave Stair, Loss Stair Civil Engineering, represented this plan. This is a combination of three lots to create two lots with one having an existing home and the other a new buildable lot. The plan was previously reviewed and there was concern about the sewer line extension and the road improvements. They are proposing improvements to a point midway along the existing dwelling lot. There are numerous land development plans submitted for this area that show Brookside Avenue being improved. Mr. Stair felt that there is no need to improve the dead end portion of the street, which is south of the intersection of Brookside with Wayne Avenue. They have suggested a curve radius on the western side of Brookside Avenue and mirror that with a thirty-four foot wide cartway and rounded off intersection. There are three more houses located past the proposed subdivision toward the dead end. The new lot would be just less than 12,000 square feet.

Mr. Stair stated that it is going to be difficult to install a sewer line because of the current placement of the water line. Mr. Stair stated there was some discussion about installing a grinder pump. Mr. Stair does not have an EDU for the property. The existing sewer line is directly in front of the existing driveway. There are plans to install a manhole directly in front of the home. Mr. Stair stated that if the water line was located somewhere else they would be able to install the sewer line. Mr. Stair stated that Dean Hempfing talked to some one at the Township about a grinder pump.

They are showing full improvements on the first lot but not on the second lot, which is the existing house.

**P07-10 – 735 FREDERICK STREET LAND DEVELOPMENT PLAN, Bon-Ton Builders, Inc., 1060 Baltimore Street Hanover, PA 17331. A final land development plan submitted to construct a multi-family attached residential dwelling unit. The property is located at 735 Frederick Street in the A/O zone. (Replacement for P03-29).**

There was no action taken on this plan.

**P07-24 – R & R FITNESS REAL ESTATE LLC, 60 Southside Drive, Newville, PA 17241. A final land development plan submitted to construct a health club and bank. The property is located on the corner of Broadway and Hickory Lane in the S/C zone.**

There was no action taken on this plan.

**P07-25 – HAROLD H. & DARTHEA L. DUSMAN, c/o Alan Dusman, 4204 Grandview Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located at 1050 Beck Mill Road in the R-22 zone.**

There was no action taken on this plan.

**P07-26 – HOSTETTER SUBDIVISION, Group Hanover, 213 Carlisle street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located on Hickory Lane in the R-22 zone.**

There was no action taken on this plan.

**P07-27 – STERLING BROWN, 200 High Rock Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located on Youngs Road in the R/C zone.**

There was no action taken on this plan

**P07-28– HAWK CREEK LABORATORY, 9 Barnhart Drive, Hanover, PA 17331. A final land development plan submitted to construct a parking lot. The property is located at 9 Barnhart Drive in the Industrial zone.**

Frank Le Crone, III, owner of Hawk Creek, represented this plan. The plan shows a parking lot expansion where a previously approved plan had shown the construction of a building. The storm water issues have been addressed and they have additional land that they purchased from the Township to expand on. York County Planning Commission will not review the plan because it is a parking lot.

Planners Van de Castle/ Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on P07-28 Hawk Creek Laboratory. Motion carried on a 7-0 vote.

The meeting adjourned at 9:14 PM

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
DECEMBER 6, 2007

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on December 6, 2007 at the Penn Township Municipal Building. Present were Planning Members Wendell Felix, Michael Johnson, Stede Mummert and Gary LeFevre. Members James Butt and Fred Marsh were absent with notice. Also present were Township Engineer Bortner and Zoning Officer Menges.

The Planning Commission meeting minutes of November 1, 2007 were approved as submitted.

The Planners received the following zoning appeals and will make recommendations to the Zoning Hearing Board:

**Z07-26 – JOHN T. & PAULA O'NEILL, 10 Valley Run Circle, Hanover PA 17331.**  
**Applicants are requesting a variance to Section 203.3 (Area and Bulk) to construct a sunroom addition. The property is located in the R-15 zone.**

John O'Neill represented this request. Mr. O'Neill is proposing to build a 12'x 14' sunroom that would encroach into the side yard setback. The sunroom would be accessed from the living room and that prevents him from making it shorter than the fourteen feet. The current side yard setback is 12' but when the house was built it was 10'. It will encroach into the side setback by 5.6 feet and would have encroached by 3.6 feet even on the old setback. Mr. O'Neill has owned the home for ten years. He provided a list of reasons to the Planners for the variance that included his wife has musculoskeletal problems and the sunlight the room generates will help her. Mr. O'Neill would be able to grow plants inside and use the sunroom when it is too cold to be on the porch. The applicant provided photographs that showed the layout of the house and property. Mr. O'Neill stated that the house will be more architecturally pleasing with the 12 foot width on the front of the sunroom addition, because it will balance the front of the house more than a narrower front on this room would, thus enhancing the appearance of the house from the street. He stated the pie-shape lot causes some of the problem because the house was built towards the front of the set back line. The entire room does not infringe on the setback. Mr. O'Neill stated that he has spoken to his neighbor and he does not have a problem with the addition. There would still be 36.7 feet between Mr. O'Neill's house and his neighbor's house. It was suggested that the neighbor should write a letter to the Zoning Hearing Board stating that he had no objection to the addition and stating that he was not able to attend the Zoning Hearing Board meeting because of his work schedule. Zoning Officer Menges stated that there are variances in the neighborhood but there are not that many because the development was constructed in the mid 1990's.

Planners Mummert/Van de Castle moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z07-26 – John T. & Paula L. O'Neill requesting a variance to Section 203.3 (Area and Bulk) to construct a sunroom addition, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 5-0 vote.

**Z07-27 – BLACKFORD DEVELOPMENT, LTD., 120 North Pointe Boulevard, Suite 300, Lancaster, PA 17601. Applicant requests a special exception to Section 407.2 (Expansion and Alteration) to propose an alteration of the existing nonconforming use to permit the proposed use of the property as a Giant fueling facility. The property is located at 855 Baltimore Street in the S/C zone.**

James Strong, McNeese Wallace, and Nurick along with Doug Gosik, Donna Deering Ward and Joseph Lacagnina represented this request. Mr. Strong stated that there is an existing gas station at 855 Baltimore Street, which has seen periodical operation over the past several years. This property is a separately deeded parcel located adjacent to the South Hanover Shopping Center where Giant Food stores is located. Giant would like to utilize the station as a fueling facility for the store. The facility would be renovated for this purpose. The existing nonconforming use would not change and the application is for an alteration of the use. There will be no increase in the existing impervious coverage. The existing dimensional nonconformities will not be increased by the improvements.

The applicants testified that Giant, along with the developer, has plans to renovate the shopping center to make it more viable. It was stated that they would like to offer as many amenities at this Giant store as they do at the current prototype stores which include a fueling center. Fueling centers are considered a department of the store even though it is outside the store. The proposed center would have three double-sided fuel dispensing pumps. Which is a reduction of four pumps from the current Sunoco station. The site itself would include a kiosk for the attendant. The kiosk would be connected electronically to the store by a wireless connection. Zoning Officer Menges stated that Giant has been before the Zoning Hearing Board twice requesting fuel pumps and both times was denied because of the facility being located in the front yard rather than a side or rear yard because it is considered an accessory use to the store. Mr. Menges stated that he has met with Giant and this is the best scenario they could come up with because the fueling center will be it's own parcel with it's own unique parcel identification number and therefore not part of the existing shopping center. If a reverse subdivision would be done then they would be in same situation as they were previously. Mr. Menges stated that he has spoken with Attorney John Baranski, Solicitor for the Township's Zoning Hearing Board, and he advised this would be the best way to accommodate the fueling center. Planner Felix had some concerns about the proposed exit from the fueling facility into the shopping center and what future implications it would have if the property changed hands. It was noted that the redevelopment of the shopping center would have to go through the land development process.

Planner Felix asked if there was any consideration of subdividing any adjacent land along Baltimore Street. The applicant referred to the conceptual drawing of the redevelopment of the center, which showed the Giant moving to the old Ames building. According to the applicant there will be a decrease in the total amount of retail space. The existing building where craft country was located will be removed and rebuilt smaller than the existing building. The stores whose rears face Baltimore Street will have a fake front installed on the back of the building to be more attractive from Baltimore Street. Planner Felix was concerned that one of the exits be a right turn only south of the traffic signal. Zoning Officer Menges stated that when York County Planning Commission reviews the plans they might request a traffic study.

The developer testified that there would be a cross easement agreement to the rear of the fueling facility and the entrance of the shopping center to keep Giant traffic within the center when they are accessing the fueling center.

The Township's Planning Commission expressed a good bit of concern that the accesses be studied and that certain exits be right turns only because of the proposed increase in the amount of traffic that could be accessing Baltimore Street.

Planners Felix/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z07-27 – Blackford Development, Ltd requesting a special exception to Section 407.2 (Expansion and Alteration) to propose an alteration of the existing nonconforming use to permit the proposed use of the property as a Giant fueling facility, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 5-0 vote.

The Planners received the following waiver and/or exoneration requests:

Baummer Sawmill is requesting exoneration from a land development plan to construct a 12' x 14' dustbin. The property is located at 34 Industrial Drive.

Tony Baummer represented this request. He stated that he would be installing a 12' x 14' dustbin for the existing sawmill. He stated that he would be making additional improvement to the property at some future date and would do a land development plan at that time. He cannot financially afford to do the plan now. It was stated that there has been at least one exoneration granted to him in the past. Mr. Baummer pointed out where the future building may be constructed. Several of the buildings on the property existed when the property was purchased. Mr. Baummer testified that the fire company would be able to access the new dustbin facility.

Planners Mummert/Van de Castle moved for an unfavorable recommendation on this request to the Penn Township Board of Commissioners. Motion carried on a 3-2 vote with Planners Johnson and Felix casting the dissenting vote.

ESAB Welding and Cutting Products is requesting exoneration from a land development plan to construct a cement pad addition. The property is located at 801 Wilson Avenue.

Zach Fischer, ESAB Welding, represented this request. They will be adding two new dust collectors to the Hanover Facility. Mr. Fischer stated that the Pennsylvania Department of Environmental Protection has been involved in this process because of the emissions. They will need to install a cement pad to the footprint of the plant for the dust collectors. The cement pad will be 24' x 20' for a total of 480 square feet. The plant was constructed in 1968 but probably without benefit of a land development plan. According to Zoning Officer Menges there would not have been any York County Planning Commission reviews of the plans that were presented to the Board of Commissioners at that time.

Planners Van de Castle/Mummert moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 5-0 vote.

Giant is requesting a waiver of a land development plan to make alterations to the existing gas station located at 855 Baltimore Street.

James Strong, McNees Wallace, and Nurick represented this request. Mr. Strong would like a waiver of a land development plan to replace the existing structures on the Sunoco property with ones that are more in line with what Giant would like to have. This would include the signage, canopies, the fuel station and the kiosk. There would be no increase in the existing dimensional nonconformities. Since they are replacing existing facilities they feel that a plan would not be beneficial to the Township and would slow down the pace of the installation of the center. The issues of traffic would be addressed when the property is redeveloped. The parcel with the fuel station would be a completely separate parcel from the one with the remainder of the shopping center. They consider the fuel station parcel to be integral in the redevelopment of the shopping center. The amount of lot coverage would not be increased so storm water would remain the same. There is a site concept plan that was submitted with the zoning application. York County Planning Commission would not review the plan for this parcel because they would not be changing the use or development of the parcel.

Zoning Officer Menges noted that the township would be receiving a lot of positives from this plan, including the removal of the canopy out of the state's right-of-way, the movement of the building and a reconfiguring of where the fuel islands are located.

The kiosk has been increased to a depth of 17 feet to accommodate a bathroom since the application to the zoning hearing board was made.

The developers again stated that they do not need a traffic impact study for this parcel because they did not change the use of the property. They will be doing some sort of traffic study for the redevelopment of the shopping center. Engineer Bortner stated that the number of parking spaces normally determines if a traffic study needs completed.

The existing right turn only exit from the shopping center will remain which is adjacent to the fueling center parcel.

The applicant stated they did not want to change the existing accesses to the property because it would involve contacting PennDOT and that would slow down the project.

Planners Mummert/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on this request with the condition that when the redevelopment plan is submitted it includes a traffic study for this parcel with regards to access and egress. Motion carried on 4-1 vote with Planner Felix casting the dissenting vote.

The Planners reviewed the following Subdivision/Land Development plans and made the following recommendations:

**P01-28 – HIGH POINTE @ ROJEN FARMS (SOUTH), 751 Frederick Street, Hanover, PA 17331. A preliminary two hundred twenty-seven (227) lot subdivision located on Grandview Road in the R-22 and R-40 zones.**

There was no action taken on this plan.

**P02-28 – GATEWAY HANOVER (CARLISE CROSSING), c/o CBL Associates Properties, Inc., 800 South Street, Suite 395, Waltham, MA 02453. A final land development plan to construct a shopping center on Carlisle Street, North of Eisenhower Drive. The property is located in the S/C zone.**

There was no action taken on this plan.

**P03-03 – BOWMAN TRACT APARTMENTS, Baxter Investment Group, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan for thirty (30) unit multi-family complex located at 1300 Baer Avenue in the R-8 zone.**

There was no action taken on this plan.

**P03-05 – BREEZEWOOD DRIVE PROJECT, Wandering Streams, 50 Cambridge Drive, Hershey, PA 17033. A preliminary subdivision plan for twelve duplex units. The property is located on the East side of Breezewood Drive in the R-8 zone.**

There was no action taken on this plan.

**P03-06 – BROOKSIDE HEIGHTS, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan for a 233 unit residential community. The plan consists of duplex lots, condominiums, and townhouses. It is located on the East side of Brookside Avenue, in the R-8 zone.**

There was no action taken on this plan.

**P03-11 – THORNBURY HUNT, Wolverine Holdings LLC, John Teel, 1060 Baltimore Street, Hanover, PA 17331. A preliminary subdivision plan to construct a fifty-three (53) lot residential development. The property is located on the west side of Beck Mill Road, just north of Grandview Road in the R-22 zone.**

There was no action taken on this plan.

**P03-15 – PINE BROOK DEVELOPMENT, Paul Burkentine, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary land development plan to construct a fort-seven (47) unit subdivision, consisting of 10 duplex, 17 single family attached and 20 multi-family dwellings along Breezewood Drive and Ruel Avenue. The property is located in the R-8 zone.**

There was no action taken on this plan.

**P03-20 - SOUTH WEST CROSSING, c/o Paul Burkentine, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan to create a forty-eight (48) unit, multi-family complex on the corner of Baer Avenue and Bowman Road. The property is located in the R-8 zone.**

There was no action taken on this plan.

**P03-23 – JOHN & MARTHA HALTER, Fairview & Westminster Road, Hanover, PA 17331. A final subdivision to create four residential building lots. Only a small portion lies in Penn Township. The plan was filed by West Manheim Township.**

There was no action taken on this plan.

**P03-30 – MUSTANG POINTE, Mummert Enterprises, 8 Stuart Avenue, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone.**

There was no action taken on this plan.

**P04-18 – PIGEON HILL PARK, Joan B. McAnall, P.O. Box 234, Hanover, PA 17331. A sketch of a subdivision plan to construct a thirty-six (36) lot residential development. The property is located on Pigeon Hill Park Road to High Rock Road, in the R-40 zone.**

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

**P04-26 –STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone.**

There was no action taken on this plan.

**P05-15 AVION, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan submitted to create nineteen (19) single-family residential building lots. The property is located on the corner of Bankert Road and Blooming Grove Road in the R-40 zone.**

There was no action taken on this plan.

**P06-01 – BURKENTINE SOUTH, Hannon Homes c/o John Burkentine, P.O. Box 98, Glenville, PA 17329. A preliminary subdivision plan submitted to create twenty-four (24) single-family residential lots. The property is located on South side of Black Rock Road and West of Grandview Road in the R-15 zone.**

There was no action taken on this plan.

**P06-20 – PROPOSED RUTTER’S FARM STORE #6, CHR Corporation, Tim Rutter, 2295 Susquehanna Trail, Suite C, York, PA 17403. A final reverse subdivision and land development plan submitted to construct a convenience store dispensing fuel and a car wash. The property is located south of York Street (SR 116) between Blooming Grove Road (SR216) and Hirtland Avenue in the H/B zone.**

There was no action taken on this plan.

**P06-23 -BROOKSIDE AVENUE TOWNHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone.**

There was no action taken on this plan.

**P07-07 – 150 BROOKSIDE AVENUE FINAL SUBDIVISION, Michael J. and Luann Hufnagle, 1009 York Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located at 150 Brookside Avenue in the R-8 zone.**

Dave Stair, Loss Stair Civil Engineering, represented this plan. Mr. Stair stated that the new lot would have full road width and curbing. The Penn Township Public Works Committee also reviewed the road design. Planner Felix asked if they would be willing to include a note on the plan that the Township does not have any EDU’s available at this time. Mr. Stair stated that he is working on an agreement between the Hufnagle’s and the Township and they understand that there would not be an EDU available till PADEP approves them for the Township. Zoning Officer Menges stated that the note and the agreement be included on the plan.

Planners Van de Castle/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan with the stipulation that the note about the EDU’s and the agreement be included on the plan. Motion carried on a 5-0 vote.

**P07-10 – 735 FREDERICK STREET LAND DEVELOPMENT PLAN, Bon-Ton Builders, Inc., 1060 Baltimore Street Hanover, PA 17331. A final land development plan submitted to construct a multi-family attached residential dwelling unit. The property is located at 735 Frederick Street in the A/O zone. (Replacement for P03-29).**

There was no action taken on this plan.

**P07-24 – R & R FITNESS REAL ESTATE LLC, 60 Southside Drive, Newville, PA 17241. A final land development plan submitted to construct a health club and bank. The property is located on the corner of Broadway and Hickory Lane in the S/C zone.**

Reg Baugher, Hanover Land Services, represented this request. Mr. Baugher stated that this plan had previously been before the Planners when it was a zoning case. They are looking for comments so they can proceed with applying to the outside agencies for their reviews (PennDOT, York County Conservation). The Township Engineer and the Fire Chief are satisfied with the internal traffic patterns. The bank that was previously shown has been removed due to time constraints of the Gold's Gym project. There will only be one main entrance for customers to enter.

**P07-25 – HAROLD H. & DARTHEA L. DUSMAN, c/o Alan Dusman, 4204 Grandview Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located at 1050 Beck Mill Road in the R-22 zone.**

There was no action taken on this plan.

**P07-26 – HOSTETTER SUBDIVISION, Group Hanover, 213 Carlisle street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located on Hickory Lane in the R-22 zone.**

Gerry Funk, Group Hanover Inc., represented this request. York County Planning comments have been received. The Planners were concerned about sidewalk. Engineer Bortner stated that there is sidewalk on the Hickory Hills subdivision and curb on the Thornhill subdivision that abut this property. Sidewalk installation can be required under the First Class Township code. According to Zoning Officer Menges the house numbers would not be assigned until such time that a plan is submitted showing land development. Engineer Bortner stated they are requesting a waiver of the sewer because the lot is proposed for agricultural uses. There is sewer available to the rear of the property and in the streets of the Thornhill and Hickory Hills subdivisions. The existing house would remain on the current septic system. It was suggested by the Planners that curb and sidewalks be required because the adjoining properties have them.

During the discussion of this subdivision Planner Johnson excused himself at 8:42.

Planners Felix/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan with the stipulation that sidewalk and curbing be installed. Motion carried on a 4-0 vote.

**P07-27 – STERLING BROWN, 200 High Rock Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located on Youngs Road in the R/C zone.**

Gerry Funk, Group Hanover Inc., represented this request. Engineer Bortner stated that his concern for the plan is that the original subdivision plan states that no additional subdivision plans would be allowed for building lots. Mr. Funk stated that Ed Mort talked to Jim Yingst the attorney who prepared the deeds from the original subdivision and he stated that there should not be a problem with additional subdivisions. The plan will expire on January 21, 2008. The plan will have to be acted upon by the Penn Township Board of Commissioners on that date. Zoning Officer Menges stated that Andy Brough, the developer, is the one who made the conditions on the plan. He suggested that he attend the meeting and state that he has no opposition to

additional subdivisions. Township Engineer Bortner stated that the individuals who bought the lots off of that subdivision are the ones who purchased the lot with the understanding that the adjacent lots were not going to be subdivided. It was suggested that the current property owners be contacted on their feelings about additional subdivisions.

Planner Johnson rejoined the Planning Commission during this discussion.

**P07-29 – NHM CONSTRUCTION, LLC, Samuel Lehigh, 2392 Grandview Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) agricultural add-on lots. The property is located in the R-15 and R-40 zones.**

Reg Baugher, Hanover Land Services, represented this plan. He noted that this plan was previously before the Commission with regards to a zoning case. They are taking land from the existing duplexes along Grandview Road adjacent to 2392 Grandview Road and adding it on to 2392 Grandview (the Lehigh Farm). This would allow the Lehigh's to construct a better intersection with Grandview Road if the need arises. York County Planning Commission comments have not been received. Mr. Baugher stated that Engineer Bortner has requested a note on the plan, which has been added, that states this plan does not supercede the previously approved Geiman duplex plan from 1998. Zoning Officer Menges stated that York County Planning Commission had some concerns about the previously approved lots that were shown on the plan. Engineer Bortner stated he had the same concerns about this plan taking precedence over the old plan and that is why he suggested that the note be added so that it is understood the previous plan must be followed. The Planners reviewed the old plan in conjunction with the new plan.

**P07-30 – M & T BANK – 1275 BALTIMORE STREET, Group Hanover, Inc., 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted to construct a financial institution. The property is located at 1275 Baltimore Street in the S/C zone.**

Gerry Funke, Group Hanover, Inc., represented this request. Mr. Funke stated that they are proposing an addition to the south side of the M & T bank and reconfiguring the existing drive through windows. There will be additional parking to the lot. There was some concern about the adjacent alley, which is not owned by the bank, because of the traffic entering Baltimore Street. The alley is owned by the owners of the Stonewick development. Engineer Bortner felt that since this was a land development plan showing the alley as an access that the Planners could review all the accesses. Perhaps the Planners may want to require an agreement between M&T Bank and Stonewicke to make the alley right turn only onto and from Baltimore Street. Engineer Bortner stated that there is a curb and sidewalk issue with regards to this plan because M & T Bank does not have either but other properties in this area have been required to install curb. Engineer Bortner stated that landscaping should be considered. Zoning Officer Menges stated that the previous trees that were on the lot were cut down and that they are required to have landscaping. Mr. Funke was informed that he should address landscaping, curb installation and the access to the alley before the plan is reviewed again.

**P07-31 – SKF USA, INC., 20 Industrial Drive, Hanover, PA 17331. A final land development plan submitted to construct a building expansion for manufacturing.**

Dave Koratich, EIT, LSC Design and Dan Creep, LSC Design, represented this request. The Planners were concerned about the temporary building, which has been on the property since 1994 and which was supposed to be there only two to four years. Mr. Koratich stated that SKF was supposed to submit a permit application for the demolition of that building prior to the approval of this plan. The structure is similar to a permanent tent and it was not supposed to last this long. The expansion is to house an in-ground furnace which will arrive in August of 2008. They have been working with DEP and have submitted their erosion and sediment plan.

The applicants have submitted numerous waiver request that include a waiver of the preliminary plan requirement, waiver of a final plan regarding a drawing scale size of either 1"=50' or 1"=100', waiver of the environmental impact study a waiver of the feasibility report on sewer and water, and a waiver of the street curbing. It was noted that since there is no subdivision of land they could proceed to a final plan. Engineer Bortner stated that the scale they have on the plan is adequate enough for review and to see what is on the plan. They are using 80 scale with a blow up scale of 1:30. They would like a waiver of the environmental impact study because they are improving the area to the front of the building and are not disturbing any land that was not previously disturbed. There are no new sewer connections and there will not be an increase in the current water usage at the facility. There will be no new employees and no new processes created with the addition of the furnace. The furnace itself will be a closed coolant loop. York County Planning Commission comments have not been received. With regards to the curbing, Engineer Bortner noted that all the subdivisions that have been submitted for this area have included curbing.

Planners Van de Castle/Mummert moved for a favorable recommendation on the request of a waiver of the preliminary plan. Motion carried on a 5-0 vote.

Planners Van de Castle/Mummert moved for a favorable recommendation on the request of a waiver to the drawing scale size. Motion carried on a 5-0 vote.

Planners Van de Castle/Mummert moved for a favorable recommendation on the request for a waiver of the environmental impact study. Motion carried on a 5-0 vote.

Planners Van de Castle/Felix moved for a favorable recommendation on the request for a waiver of the feasibility report. Motion carried on a 5-0 vote.

Planners Van de Castle/Mummert moved for an unfavorable recommendation on the request for a waiver of the street curbing. Motion carried on a 5-0 vote.

Planner Felix thanked the other planning members and the staff for their work during his years on the Planning Commission.

The meeting adjourned at 9:32 PM

Respectfully submitted,

Kristina Rodgers, Recording Secretary