

PENN TOWNSHIP PLANNING COMMISSION
JANUARY 8, 2009

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on January 8, 2009 at the Penn Township Municipal Building. The meeting date was changed from January 1, 2009 because of the New Year's holiday. Present were planning members Stede Mummert, Fred Marsh, Paul McAndrew, and Craig Prieber. Planners James Butt and Daniel Goldsmith were absent with notice. Also present was Township Engineer Bortner.

The Planning Commission then took action to reorganize. Planners Marsh/Mummert moved to nominate Ray Van de Castle as Chairperson. Motion carried unanimously.

Planners Van de Castle/Mummert moved to nominate Paul McAndrew as Vice President of the Planning Commission. The motion carried unanimously.

The November 6, 2008 and December 4, 2008 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:

Troy Leipold – Exoneration request from sidewalks and pole light for new house located at 32 Hill Street.

Troy Leipold represented this request. The Planning Commission will review the request for a waiver of the sidewalk. Mr. Leipold was previously before the Commission for a variance to replace the mobile home that use to be on the property. There is some sidewalk along Hill Street but none adjacent to this property.

Planners McAndrew/Marsh moved for a favorable recommendation for a waiver of the sidewalk requirements at 32 Hill Street to the Penn Township Board of Commissioners. Motion carried on a 5-0 vote.

Anita Miller – Waiver from feasibility report on sewer and water facilities and environmental impact studies for a preliminary/final minor subdivision plan for 1391 Lark Avenue.

The Commission also reviewed the land development plan for this request, P08-21 Anita Miller, at the same time. Scott Miller, Dawood Engineering Inc., represented this request. They are proposing to subdivide the house off from the rest of the property. The plan does note that sewer is not available. Mr. Miller stated that Ms. Miller is planning at some future date to sell the house off and use the land for development. The existing home will meet the required setbacks and the garage will be located about a foot off the setback line. There is a dog run located to the rear of the existing garage that makes the plan appear as if something is in the setback. Township Engineer Bortner noted that the plan should state "Commissioners" not

“Supervisors”. The house faces Grandview Road. Engineer Bortner noted that the front of the plan states that sewer is not available and the plan states that the lot is not buildable. Mr. Bortner stated that the waiver requests are for the nonbuildable lot.

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

The Commission did make an initial review of the plan. York County Planning Commission comments were not received. There are no road improvements or buffer yards shown on the plan.

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 – GATEWAY HANOVER, (formerly Carlisle Crossing) c/o CBL Realty Associates 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.

P03-15 – 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 - WALLEN TRACT APARTMENTS/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.

P03-30 – 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.

P06-23 -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.

P07-24 – 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.

P07-27 – 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.

P08-08 – ARBY'S AND TOM'S CONVENIENCE STORE, Shipley Fuels LTD, 415 Norway Street, York, PA 1405. A final land development plan submitted to construct a fast food restaurant. The property is located at 1340 Baltimore Street in the Shopping/Commercial zone.

There was no action taken on this plan.

P08-10 – STONE RIDGE DEVELOPMENT CROSSWINDS ASSOCIATES DEVLEOPMENT AND TOWNSHIP OF PENN. Burkentine & Sons, Inc. 330 Dubbs Church Road, Hanover, PA 17331. A final add-on subdivision plan submitted to create seven (7) residential lots. The property is located at Breezewood Drive in the R-15 zone.

There was no action taken on this plan

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial Zone.

There was no action taken on this plan.

P08- 15 – THOMAS MATTHEWS, 933 S. Franklin Street, Hanover, PA 17331. A final reverse subdivision submitted to combine three single lots into one single lot in the R-15 zone.

Gerry Funke, Group Hanover, Inc., represented this request. Mr. Funke stated that the applicant is looking to combine three small existing lots into one lot. York County Planning Commission comments have been addressed. The applicant is looking to build a house on the lot. There is a utility pole in the middle of the front yard.

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

P08-18 – DICKERSON AND KLUNK, 28 Bragg Street, Hanover, PA 17331. A final land development subdivision and add-on plan for residential purposes in the R-15 zone.

There was no action taken on this plan.

P08-19 AQUAPHOENIX SCIENTIFIC, 9 Barnhart Drive, Hanover, PA 17331. A revised land development plan submitted to expand existing structure for storage purposes. The property is located in the Industrial Zone.

Gerry Funke, Group Hanover, Inc., represented this request. The plan was previously approved with a future expansion shown with a dotted line. Mr. Funke stated that when he went to record the plans York County Planning would not sign off on them because they had not reviewed the future expansion which included a grading plan per Township Engineer's comments. He had to resubmit the plans to both York County Planning Commission and Penn Township. York County Planning Commission comments have been addressed. Mr. Funke noted that there was a change in the driveway that crossed the gas transmission line. The number of crossings has been reduced to one. He also noted that on the future addition the truck turnaround and dock facing Industrial Drive has been removed.

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

P08-20 – PARK HILL MANOR, N.W. corner of Manor Street and Hammond Avenue, Hanover, PA, 17331. A preliminary subdivision/land development for 9 townhouse units in the R-8 zone.

There was no action taken on this plan.

P08-21 – ANITA MILLER, 1391 Lark Avenue, Hanover, PA 17331. A preliminary/final minor subdivision plan submitted to create an existing single-family residential lot in the R-15 zone and a single-family residential lot undeveloped.

The Commission reviewed this plan during the waiver request.

MIKE HARMON, corner of Blettner Avenue and Frederick Street, waiver review.

The Planners reviewed a request from Mike Harmon for a waiver of the intersection site distance and landscaping and bufferyards for the corner of Blettner Avenue and Frederick Street. Gerry Funke, Group Hanover, Inc., represented this request. Mr. Harmon would like to relocate his car lot from South Baltimore Street to this lot. Mr. Funke is requesting a waiver of the clear sight triangle because it will prevent Mr. Harmon from locating vehicles where interested customers could see them from the street. Mr. Funke would also like a waiver of the bufferyard because it would hide the vehicles for purchase. Mr. Funke provided pictures showing the intersections along with Penn Dot specifications for intersections. The pictures showed that some of the existing features (homes) impair the sight distance more than the vehicles they are

proposing to keep on the lot. There is some sidewalk along Blettner Avenue and Frederick Street. The parcel does still have some remaining features from the home that use to occupy it. The parcel contains a small, independent lot along the Blettner Avenue side that is owned by a different property owner and which currently has a billboard on it. The small lot was created when improvements were made to South Blettner Avenue. If Mr. Harmon is required to install sidewalk it would not connect to any of the existing sidewalk because of the gaps that occur and because of separate ownership of the piece of land located along Blettner Avenue. The property adjacent towards town does not have sidewalk to the property line. Engineer Bortner stated that they may want to require installation of sidewalk on those properties were it is missing. Engineer Bortner noted that Frederick Street was not always as wide as it currently is and the original homes were probably ten to twenty feet from the street. The property is zoned Highway Business. The only portion of Frederick Street that is Apartment Office is where Plum Creek Village is located. The Planners will make a recommendation at the next meeting in February.

The meeting adjourned at 7:48 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
FEBRUARY 5, 2009

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:20 P.M. on February 5, 2009 at the Penn Township Municipal Building. Present were planning members Stede Mummert, Paul McAndrew, and Daniel Goldsmith. Planners Fred Marsh and Wendell Felix were absent with notice. Planner James Butt was absent without notice. Also present were Township Engineer Bortner and Zoning Officer John Menges.

The January 8, 2009 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:

ESAB WELDING & CUTTING PRODUCTS requests exoneration from a land development plan for a separate concrete pad not part of a completed land development plan.

There was no one present to represent the request so the Planners moved to table the request.

MIKE HARTMAN PROPERTY- requests waiver from Subdivision and Land Development Ordinance of Section 506.d – Intersection Site Distances and exoneration of Section .605 – Landscaping and Bufferyards for location of automobiles in car lot for best visibility at corner of Blettner Avenue and Frederick Street, Hanover, PA 17331.

Gerry Funke, Group Hanover, Inc., represented this request. They are proposing to build a car sales lot on this property. Mr. Funk provided pictures showing the site distance as it currently is and request that his client be allowed to place a restrictive barrier, similar to the one that Lots for Less has on the sales lot at the corner of Carlisle Street and Radio Road. York County Planning Commission comments have been received for the land development plan but have not yet been addressed by the applicant or the township staff. There was some discussion about the comments and the proposed buffering along Blettner Avenue. There is sidewalk shown but it will not connect to adjoining properties. PennDOT uses a ten-foot behind the curb line for sight distance and that is where Mr. Funke was standing when he took the pictures. There was some discussion that the vehicles have to be low profile vehicles so as not to impede the clear sight triangle. The Planners are looking for something permanent to be placed that will prevent the “creeping” of vehicles into the clear sight triangle. Mr. Funke noted that his design is based exactly on the Lots for Less design.

Planners McAndrew/Mummert moved for a favorable recommendation for a waiver from Section 506.d Intersection Site Distance of the Subdivision and Land Development Ordinance for a car lot located at the intersection of Blettner Avenue and Frederick Street. Motion carried on a 4-0 vote.

Planners McAndrew/Mummert moved for a favorable recommendation for exoneration of Section .605 Landscaping and Bufferyards of the Subdivision and Land Development Ordinance for a car lot located at the corner of Blettner Avenue and Frederick Street. Motion carried on a 4-0 vote.

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

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There was no action taken on this plan.

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There was no action taken on this plan.

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There was no action taken on this plan.

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There was no action taken on this plan.

P08-21 – ANITA MILLER, 1391 Lark Avenue, Hanover, PA 17331. A preliminary/final minor subdivision plan submitted to create an existing single-family residential lot in the R-15 zone and a single-family residential lot undeveloped.

Scott Miller, Dawood Engineering, Inc., represented this request. Engineer Bortner stated that York County Planning Commission comments have been received and that Mr. Miller has tried to address those by making revisions to the plan. The Planners then reviewed the York County comments. Mr. Miller noted that a note has been added to the plan showing where the fire hydrant is located. Township Engineer Bortner noted that corrections were made to the plan per York County Planning Commission comments. The earthen driveway that is shown on the

plan was for a four-wheeler trailer; it has since been removed so it is not viewed as an access drive. The lot can be subdivided in the future so a house number was not assigned to it. Township Engineer Bortner's comments have been addressed.

Planners McAndrew/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on P08-21 Anita Miller. Motion carried on a 4-0 vote.

P09-01 – STONE RIDGE/HALTER/PENN TOWNSHIP/BROOKSIDE HEIGHTS – 819, 819 ½, 823 York Street, Hanover, PA 17331. A final subdivision add on in the A-O zone.

There was no action taken on this plan.

P09-02-MIKE HARMAN – Intersection of Frederick Street and S. Blettner Avenue, Hanover, PA 17331. A final land development plan for proposed automotive sales and services in the HB zone.

There was no action taken on this plan.

P09-03 – MARK'S AUTO BODY – 35 Barnhart Drive, Hanover, PA 17331. A final subdivision land development plan submitted for construction of a garage (body shop) in the Industrial Zone.

There was no action taken on this plan.

Public Comments:

Robert Sharrah, on behalf of Wolverine Holdings requested a waiver of the requirement of Section 307 of the Subdivision and Land Development Ordinance that requires each section in any residential subdivision and land development, except the last section, to contain a minimum of twenty five percent of the project unless the Board of Commissioners approves a lower percentage. Mr. Sharrah is requesting a waiver of this requirement for Thornbury Hunt so that lots 18 and 19 can be developed. Brian Lane is already constructed to the front of these lots and public water and sewer have been extended to them. Engineer Bortner provided the plans that show the extensions of these utilities through Martins Ridge to Thornbury Hunt and where both proposed developments are to be built. There were some previous swaps of property between the developments in order to make the lots conform to the Township's ordinances. Thornbury Hunt wants to have these two lots approved for development prior to submitting a plan for the development of the first 25%. Engineer Bortner stated that they would need infiltration for storm water management. There is a temporary cul-de-sac shown on the plan, which will be constructed when Thornbury Hunt is constructed. The Planners gave a favorable preliminary recommendation on the request but indicated that it must be submitted in writing.

The meeting adjourned at 7:48 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION

March 5, 2009

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on March 5, 2009 at the Penn Township Municipal Building. Present were planning members Wendell Felix, Stede Mummert, Paul McAndrew, Daniel Goldsmith and Fred Marsh. Planner James Butt was absent without notice. Also present were Township Engineer Bortner and Zoning Officer John Menges.

The February 5, 2009 Planning Commission minutes were approved as submitted.

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

ZO9-01- AMERICAN HOME CONTRACTORS, LLC, c/o Ronald Carter, 420 Glenville Road, Hanover, PA 17331. Applicant is requesting a variance to Section 208.3 (Area and Bulk) in order to subdivide the property. The property is located at 792 and 794 Baltimore Street in the Highway/Business zone.

Ronald Carter represented this request. The home is an existing two-unit family residence that the applicant would like to subdivide. If the houses were subdivided, the properties would not meet the front or side setbacks or the lot width. The applicant provided a sketch of the property. There is a dividing wall in the basement and attic. Mr. Carter stated that there is a separate water service for each unit but he is not sure about the sewer. If there were not two laterals he would have an additional line installed. The applicant does receive two separate sewer bills. There is a strange division of the home around the dormers. One unit has the front dormer and the other has the rear dormer. There are several homes on Baltimore Street and Mount Royal that are divided in the same manner. Both 792 and 794 Baltimore Street have the basement divided front to back but the attic is divided side to side. Zoning Officer Menges stated this is not unusual. Each unit has separate gas lines and other utilities. There was some concern if a sewer EDU would be required. The variance is for lot width and front and side setbacks.

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZO9-01- American Home Contractors, LLC requesting a variance to Section 208.3 (Area and Bulk) in order to subdivide the property located at 792 and 794 Baltimore Street 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.

ZO9-02 – CONNIE LONG, 11 Heights Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a garage that encroaches into the setbacks. The property is located at 11 Heights Avenue in the R-8 zone.

Connie Long represented this request. Ms. Long provided pictures of the alley and her existing shed, which is in need of repair. The shed will be replaced with the proposed garage. She believes the shed was a chicken coop at one time. The home was built in the 1950's. There are two houses and several garages that are on, or are almost on, the existing alley. National Barn will be installing the garage and Ms. Long provided plans showing the garage, which will be accessed from the alley. The garage is proposed to be 20' x 24'. The rear setback is thirty

feet. The area is staked off for the construction of the garage, which is proposed to be seven feet from the rear setback where the current shed sits. She stated the directional signs on the plan are backwards. The applicant has a pond in her backyard. If the garage would be placed where it meets the thirty-foot setback requirements it would be on her patio. The alley is supposed to be twenty feet wide but the applicant is not sure where the property pins are located. The applicant attempted to locate the pins but her neighbor removed one. Engineer Bortner believes there is a plan for the adjacent properties that will show where the pins may be located. Ms. Long stated that she does not feel that access to the garage from the alley would be a daily occurrence. She stated that parking on the street is tight and when they have visitors they do have to park along Peter Street.

Planners Mummert/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z09-02 – Connie Long requesting a variance to Section 202.3 (Area and Bulk) in order to construct a garage that encroaches into the setbacks, as meets the requirements for a variance as set forth in Section 502.3 a) thru f) as long as the garage is built in line with the existing structures. Motion carried on a 6-0 vote.

The Planners received the following waiver or exoneration requests:

ESAB Welding and Cutting Products requests exoneration from a land development plan for a separate concrete pad not part of a completed land development plan.

Zachary Fisher represented this request. They would like to install an 11' x 11' concrete pad on the northeast side of the plant to support a dust collector. Mr. Fisher stated that they did a land development plan last year about this time and would like to be exonerated from another. Engineer Bortner provided copies of the last exoneration approved by the Board of Commissioners for a concrete pad in the fall.

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

Sharrah Design Group, Inc., on behalf of Wolverine Holdings, LLC requests a waiver of the requirement of Section 307 (Approval of Plans) of the Subdivision and Land Development Ordinance regarding the Thornbury Hunt for Lots 18 and 19 of the development.

Robert Sharrah represented this request. Mr. Sharrah stated that he was here last month with a request to develop two lots of the Thornbury Hunt subdivision plan. The Township ordinance requires that twenty five percent of the plan be constructed if it is phased. This would be about eight to ten lots. One lot is located along a street that is almost completed but not finished. The street, sewer, and water were completed as part of the Martins Ridge Project. There is a cul de sac at the end of one lot, which would need to be moved. The developer of Martin's Ridge is a part holder in Wolverine Holdings Inc. The street is stoned and not paved. The Planners expressed concern about constructing houses in phases that did not meet the minimum ordinance requirement. They were also concerned that a favorable recommendation would generate many more similar requests. There was also concern about other improvements that are required by the plan including Beck Mill Road. Mr. Sharrah stated that these lots could be sold if available. There was some discussion about the dedication of streets and the maintenance on that portion of Brian Lane that is not dedicated.

Planners Felix/McAndrew moved for an unfavorable recommendation to the Penn Township Board of Commissioners on Sharrah Design Group, LLC requesting a waiver of the requirements of Section 307 of the Subdivision and Land Development Ordinance. Motion carried on a 6-0 vote.

Eagles of Hanover, 105 Park Street, requests exoneration from a land development plan for a proposed 40' x 30' patio.

Barry Stremmel, Hanover Eagles, represented this request. The Eagles would like to install a 40' x 30' roofless patio. This would be a walk-on patio with no steps. The closest property line is to the rear about 100 feet. Zoning Officer Menges stated that there is at least fifteen to twenty feet to the side property line. The setback will be met if they choose to enclose the patio at some future time. This will be used for members who wish to smoke in the summertime. There will be no outside entertainment on the patio. There has been discussion for several years about having an outside area for members. There is an exit door to the area. The Planners expressed concern since a waiver of a land development plan was given within the last year for the renovations to the kitchen. The patio will be constructed with footers for future expansion. Zoning Officer Menges suggested to the Planners about making a motion that would allow the Eagles to construct something that would not require a land development plan. There is no intention of putting a roof on the structure. Engineer Bortner reported that he is trying to make sure that all exoneration waivers are available for the meetings. Zoning Officer Menges noted that if the Board of Commissioners denies the request Mr. Stremmel should ask if a commercial patio could be installed without a land development plan.

Planners Van de Castle/McAndrew moved for an unfavorable recommendation to the Penn Township Board of Commissioners on a waiver of the patio with the stipulation they can construct something less permanent with pavers. 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, 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 – GATEWAY HANOVER, (formerly Carlisle Crossing) c/o CBL Realty Associates 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.

P03-15 – 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.

John Beil, Burkentine and Sons, presented the plan. The plan has been on review for several years. There was a land swap between several property owners that helped balance this plan to meet the requirements of the ordinance. There was an amendment made to the FEMA floodplain map so there are no homes now located in the floodplain. The Planners reviewed the adjusted map amendment. Engineer Bortner stated that there was significant fill brought in for the area. Engineer Bortner stated that the Planners should review sheet 16, which shows the realignment of Breezewood Drive. The realignment required some of the land the Township owned along Breezewood Drive. The realignment starts at Hufnagle Drive to the end of the Burkentine Development. A future proposed development adjacent to Pine Brook would require the developer to make similar improvements. There is access to the alley but it is posted with an "Emergency and Authorized Vehicles Only" sign. There will be a chain gate. Page 4 of the plan shows the emergency access for the alley, as well as the chain gate. There are three stormwater basins for the development. There is a condo association for two ponds and a property owner will own the third pond. The ponds will have fences around them and their requirements are on pages 7, 8, and 9 of the plan. There was some discussion about retention ponds owned by individual property owners and what is involved with maintaining them. The height of the pond that was denied has been corrected. The Planners discussed the township solicitor's opinion about how the ponds are to be owned. Lot 14 could be a stand-alone lot without the pond. The Townhome section of the development will be a homeowners association, which will take care of two of the ponds along with other common areas. It was suggested that perhaps the homeowners association should maintain all three ponds. There was some concern about drivers cutting through the alley. Mr. Beil will also meet with Bill Mahone about the collection of trash in the common areas of the town homes. There was discussion on the stormwater ponds located throughout the Township and the problems that some residents are having maintaining them. There was also discussion regarding the ponds that the Township owns and maintains.

Planners Felix/Marsh moved for favorable recommendation to the Penn Township Board of Commissioners. Motion tied 3-3. Planners Van de Castle, McAndrew, and Goldsmith casting the dissenting votes.

Mr. Beil believes the plan meets Township specifications and that they have worked closely with the Township to resolve issues so the plan should have been approved. If the homeowners association maintains all three ponds then eventually the association will realize that the water from their development does not go into the third pond. They will then look to the Township for relief. There was some discussion about how to proceed and to review the Solicitors opinion on ownership of stormwater ponds. The pond owned by one homeowner does meet planning requirements.

Planners Felix/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 4-2 vote with Planners Van de Castle and Goldsmith casting the dissenting votes.

After the vote there was more discussion on problems with construction of ponds and who should maintain the stormwater ponds when they are constructed by a developer.

P03-20 - WALLEN TRACT APARTMENTS/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.

P03-30 – 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.

P06-23 -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.

P07-24 – 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.

P07-27 – 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.

P08-08 – ARBY'S AND TOM'S CONVENIENCE STORE, Shipley Fuels LTD, 415 Norway Street, York, PA 1405. A final land development plan submitted to construct a fast food restaurant. The property is located at 1340 Baltimore Street in the Shopping/Commercial zone.

There was no action taken on this plan.

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial Zone.

There was no action taken on this plan.

P08-20 – PARK HILL MANOR, N.W. corner of Manor Street and Hammond Avenue, Hanover, PA, 17331. A preliminary subdivision/land development for 9 townhouse units in the R-8 zone.

There was no action taken on this plan.

P09-01 – STONE RIDGE/HALTER/PENN TOWNSHIP/BROOKSIDE HEIGHTS – 819, 819 ½, 823 York Street, Hanover, PA 17331. A final subdivision add on in the A-O zone.

John Beil, Burkentine and Sons, represented this plan. This plan was before the Planners in November prior to it being sent to the Zoning Hearing Board for several variances, which were approved for the future installation of a traffic signal at the intersection of Center Street and York Street. Township Engineer Bortner's comments have been addressed. A note was added that referenced the zoning hearing board approvals. The Garland Halter note was added that property coverage is 54% with 70% allowed by the code. York County Planning Commission comments have been addressed. The approval of this plan is needed to apply for the PennDOT Highway Occupancy Permit. The plan does not show the improvements to the streets, just to the adjacent properties.

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

P09-02-MIKE HARMAN – Intersection of Frederick Street and S. Blettner Avenue, Hanover, PA 17331. A final land development plan for proposed automotive sales and services in the HB zone.

Gerry Funke, Group Hanover, Inc., represented this plan. York County Planning Commission comments have been addressed. Mr. Funke noted that the comments from the Planning Commission on the approved waiver requests have been incorporated into the plan. There is a metal chain included rather than a plastic chain. There is an additional 5' of sight distance because of PennDOT requirements that a 30' right-of-way be included rather than a 25'.

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

P09-03 – MARK'S AUTO BODY – 35 Barnhart Drive, Hanover, PA 17331. A final subdivision land development plan submitted for construction of a garage (body shop) in the Industrial Zone.

Brandon Guiher, KPI Technology, represented the plan. They are proposing a fifty square foot addition to the existing auto body shop. York County Planning Commission comments have been received. Engineer Bortner stated that he had some concern about comments 10 and 11 from York County that addressed additional parking for the site. Zoning Officer Menges stated that the addition was for a storage area, not a production area. This is to store cars in that are in for repairs so they are not out in the elements. Township Engineer Bortner stated that the rest of the comments were house-cleaning issues that could be addressed prior to the Board of Commissioners meeting.

Planners McAndrew/Marsh moved for a favorable recommendation on this plan to the Penn Township Board of Commissioners as long as York County Planning Commission comments were address prior to their meeting. Motion carried on a 6-0 vote.

P09-04 – THORNBURY HUNT – FINAL SUBDIVISION PLAN FOR LOTS 18 AND 19, Wolverine Holdings LLC c/o Tony Forbes, 160 Baltimore Street, Hanover, PA 17331. A final land development plan submitted to create two (2) single-family residential lots in the R-22 zone.

Robert Sharrah, Sharrah Design Group, represented this request. This is the final plan that was submitted because of the waiver request of the twenty-five percent phasing requirements. Engineer Bortner has concerns about the temporary cul de sac shown on the plan and the proposed easements for lot eighteen. If the waiver request is approved he has no problems with lot 19. There could be problems with elevations and future improvements if the improvements are not completed past lot 18 when they are approved. York County Planning Commission comments have not been received. This plan hinges on the waiver request submitted to the Penn Township Board of Commissioners.

P09-05 – L.T. TIMBER – 2009 EXPANSION PROJECT, L.T. Timber, 25 Industrial Drive, Hanover, PA 17331. A final land development plan submitted for a proposed building addition in the Industrial Zone.

Brandon Guiher, KPI Technology, represented this request. York County Planning Commission comments have not been received. This is for an expansion to the existing facilities at 25 Industrial Drive. Township Engineer Bortner stated that some of his concerns were about the fence requirements for the storm water pond because normally in the Industrial Zone fences are not required. There is not a fence proposed and the pond will be less than two feet. There were requirements that one of the churches maintain their fence because it was near a residential area. There should be minimal non-business traffic on this property and the Planners agreed that a fence would not be needed.

The meeting adjourned at 9:06 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
APRIL 8, 2009

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on April 8, 2009 at the Penn Township Municipal Building. The regular meeting scheduled for April 2, 2009 was postponed due to a lack of a quorum. Present this evening were planning members Ray Van de Castle, Wendell Felix, Stede Mummert, Paul McAndrew and Fred Marsh. Planners James Butt and Daniel Goldsmith were absent with notice. Also present were Township Engineer Bortner and Zoning Officer John Menges.

The March 5, 2009 Planning Commission minutes were approved as submitted.

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

Z09-03 – STEVEN A. SABAKA, 939 Maple Lane, Hanover, PA 17731. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct an addition to a garage that encroaches into the setbacks. The property is located at 939 Maple Lane in the R-15 zone.

Steven Sabaka represented this request. He would like to construct a 24' x 4' addition to a garage. He provided a plan showing the existing structure plus the addition. The addition will be placed within a foot and a half of the property line in the side setback because of the irregular way the lot is shaped. The encroachment would be at the front corner of the property. There is no encroachment to the rear property line. The garage would be converted from a one-car to a two-car. The Lehigh house (the property closest to the encroachment) sits away from the side property line. Mr. Sabaka spoke with Mr. Lehigh and he appears not to have a problem with the request. The applicant has resided at this property since 1972.

Planners Mummert/McAndrew moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z09-03 Steven Sabaka requesting a variance to Section 203.3 (Area and Bulk) in order to construct an addition to a garage that encroaches in the setbacks 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.

Z09 – 04 CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS, 4642 Jonestown Road, Suite 200, Harrisburg, PA 17109. Applicant is requesting a variance to Sections 608 (e) (3b) and 608 (e) (5) (Communication, Transmitting and Receiving Facilities) and 204.2 (Use Regulations) and a special exception to Section 310 (Number of Principal Uses on a Lot) in order to construct a communications antenna and equipment building on property located at 550 Beck Mill Road. The property is located in the R-22 zone.

McNees and Wallace attorney Jamie Strong, representing Verizon Wireless, presented this case. Verizon is requesting to utilize the existing silo on the property at 550 Beck Mill Road by attaching antennas to the silo, which will not extend above the top of the existing silo. Access to the facility will be between the buildings where there is an existing access drive. The antennas will be attached to the outer circumference of the silo. The equipment shelter would be tucked in next to the existing farm building. They are trying to utilize the structures that are there without

building new ones. This installation will provide enhanced wireless communication within the Township. Although they are able to use an existing structure, the location of the silo does require a variance of Section 204.2 (Use Regulations) to be allowed to have two uses on the property. The ordinance also requires them to look within a radius of two miles for other places to attach or construct a tower. Section 608 (e) (3b) also requires screening with evergreen trees. Verizon is requesting to provide screening on two sides of the facility since the buildings screen the silo on the other two sides. Section (e) (5) requires that two parking spaces be located within the fenced area. The Verizon technician visits the site about once or twice a month and they are requesting the parking areas be located outside the fence. Section 310 requires a special exception for the number of principal uses on the property. Verizon is requesting an additional use because the property is already used for agricultural utilization and in this zone there is only one principal use allowed. They are specifically asking for the use of a communication facility.

Paul Dugan, independent consulting engineer, testified that the operating range of cell phones varies. In this area it is about one to two miles. In the city, it is about a quarter of a mile. In more rural areas fewer facilities can service a larger area. There are currently no Verizon Wireless base stations in Penn Township. This installation will provide new coverage for areas that are not well served. The existing service within Penn Township is coming from the tower located in Hanover Borough.

David Danner, 666 Cooper Road, testified that part of the revenue he received from Verizon would be used to help maintain the farm. There was some concern about the potential sale of the property to another individual. The lease is for the ground and the silo, which would allow Mr. Danner to continue using the silo. There was discussion about the residential development of portions of the property and if the silo would meet the setbacks. The setback is not currently met because of the way the property was subdivided last year. The silo would have to be maintained until the lease expires. A structural evaluation on the tower has already been done.

Mr. Dugan stated that he is often requested to conduct interference tests. He testified that these are noninterference systems and will not conflict with any existing communications systems. They operate on their own existing frequency and will not interfere with any EMS communications or household appliances.

Rob Fox, consulting engineer, stated that the access drive would be stone. They will have to install a new drive into the parking spaces. The small red building located to the south side of the house is owned by the adjoining property. There will be a utility easement to access the new facility. The utility services will be thirty-six inches deep.

Mr. Dugan reported that they canvassed the area for existing tall structures to install the antennas on. The proposed location is the desired geographic center as indicated on a map he presented. This tower is intended to serve the southwestern section of Penn Township. It will provide coverage to Route 194 and Westminster Avenue. The silo is sixty feet in height. The ground elevation at the sight is relatively high. The Hanover tower is located within the two-mile radius of the proposed site location. The bulk of Hanover Borough is covered by the existing facility. The ground elevation of this site is a hundred feet greater than the other site being proposed in the Township. This is the most well suited location to address Verizon's needs within the Township. The site must work in conjunction with the existing towers in the Verizon

Company. They always look for existing structures for co-location. They look for the least obtrusive and most efficient locations.

Mr. Danner testified that this is his father's property and his brother owns the adjacent property. They would like to add property to the commercial section of his property and access the property near Cooper Road. Mr. Danner would have the option of purchasing the property in the event of the death of one of his parents. He does not intend on developing the property on the east side of Beck Mill Road. If any property were developed it would be on the west side. Mr. Danner stated they have thought about putting the property in preservation trust but the church has asked them not to do it. If the property is developed, according to Zoning Officer Menges, the Township would review the silo area and the subdivision and land development plan would need to meet the requirements of the zoning ordinance.

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Board Zoning Board on case Z09-04 Cellco Partnership d/b/a Verizon Wireless requesting a variance to Section 608 (e) (3b) and 608 (e) (5) (Communications, Transmitting, and Receiving Facilities) and 204.2 (Use Regulations) and a special exception to Section 310 (Number of Principal Uses on a Lot) in order to construct communications antennas and equipment building on property located at 550 Beck Mill Road with the stipulation that there is written confirmation that there is no interference, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f) and the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on 5-0 vote.

Z09 – 05 CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS, 4642 Jonestown Road, Suite 200, Harrisburg, PA 17109. Applicant is requesting a variance to Sections 608 (a) and 608 (e) (8) (Communication, Transmitting and Receiving Facilities) and a special exception to Section 209.2 (Use Regulations) in order to construct a communications transmitting and receiving facility on property located at 17 Industrial Drive. The property is located in the Industrial Zone.

Jamie Strong, McNees and Wallace, representing Verizon Wireless, presented this case. This is the second application from Verizon Wireless. They are proposing a new structure, which would be allowed by a special exception. There are no existing structures to utilize on Industrial Drive. They are requesting two minor variances, which include a waiver of the hilltop requirement, which is Section 608 (a) of the Township's zoning ordinance. This area is flat and there are no hilltops in the area. Mr. Strong stated that this is an older provision that does not take into account recent technology. The second variance is for the color of the tower to be painted, which is from Section 608 (e) (8) of the zoning ordinance. The ordinance requires it to be painted to match the environment. If the variance is not granted they will paint the tower. The tower is galvanized and it would be less of a maintenance issue if they were not painted. Section 608 e requires that towers would have lights as required by the jurisdiction. Typically if the FAA does not require the tower to be lit, then Verizon does not light it. The Township's ordinance states that there will be lighting acceptable to the Township if lighting were not required by other agencies. They cannot provide anything other than the normal type of lighting allowed by the FAA. There was some concern about local flights such as the medical helicopters landing in the industrial park. Mr. Strong stated that in a previous case in Cumberland County they contacted Life Lion and they told him they received updates about new towers and they were not concerned about lighting and they did not care either way. Verizon can do volunteer lighting. It was

suggested that Fire Chief Cromer be contacted about the need for a light on the tower for emergency services. A tower is determined to require lights by the FAA if it is over two hundred feet and it is in proximity to an airport. Neither requirement applies to this tower. The property is not currently developed but a plan has been approved for the property. The tower plan has been overlaid on the plan that was presented for access to the property at 17 Industrial Drive. It has been designed to fit in with the property. The antennas will be located on a tower and it will meet the required setbacks. There is landscaping and screening provided.

The plan, if constructed, will decrease the detention pond and there would be no impact on it from the tower site. There will be underground utilities and they have an agreement with the property owner that if they change utilities they will not disturb service. The noninterference studies were also conducted.

There was some additional discussion on the material and maintenance of the towers.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Z09-05 Cellco Partnership d/b/a Verizon Wireless, requesting a variance to Sections 608 (a) and 608 (e) (8) Communication, Transmitting, and Receiving Facilities) and a special exception to Section 209.2 (Use Regulations) in order to construct a communications transmitting and receiving facility on property located at 17 Industrial Drive, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f) and the requirements for a special exception as set forth in Section 503.3 a) thru e), with the stipulation that a non interference certificate is provided. Motion carried on a 5-0 vote.

The Planners received the following waiver or exoneration requests:

Daniel Mathias is requesting exoneration from a land development plan in order to construct and operate a retail garden center at 923 York Street.

Daniel and Kelly Mathias represented this request. They would like to operate a retail garden center at their home. The home was purchased as a "fixer-upper" but they have decided to keep the house and use it for the garden center. Pictures of the home were provided. Mr. Mathias is a self-employed landscaper. He would like to sell bagged material (mulch, stone, etc.) and shade trees along with flowers and shrubs. They need to continue to keep the property somewhat residential for their children. Currently they have a 10' x 14' shed but he does not want to add any other buildings. He would like to add some parking and a fence. The access to the property would be from the alley in the rear. Mr. Mathias has maintained the alley since he has purchased the home. They do have a right of way that would allow customers to exit the property on to York Street. The paper delivery person uses the right-of-way. Mr. Mathias will pave as required. The amount of square footage being used for the business will determine the number of parking spaces. The property is located in the highway business zone surrounded by homes. Mr. Mathias stated they removed some of the existing buildings on the property because of safety issues. The business would be located to the rear of the property.

Planners Felix/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on Daniel Matthias requesting exoneration from a land development plan in order to operate a retail garden center at 923 York Street. Motion carried on a 5-0 vote.

KPI Technology, on behalf of Marks' Auto Body Specialist, LLC, is requesting a waiver to the Landscaping and Bufferyards requirements as listed in the Subdivision and Land Development Ordinance. The property is located at Barnhart Drive.

Jeff Ziegler, KPI Technology, representing Marks' Auto Body, represented the request. The plan was recommended for approval at last month's meeting. A landscaping waiver was previously granted to Flat Works Concrete under a former plan. The new plan included the previously approved waiver of landscaping and bufferyards that was granted to Flat Works Concrete. It was noted that the buffer yards are spotty at best in this area of the Township. Some businesses have them and some do not. There is an outside storage area that is fenced-in which will be turned into a building for storage. The cars for repair will be stored while they are waiting for repair. David Marks, owner of the facility, also represented this request. There is a parking area for completed vehicles and for vehicles waiting to be repaired along with some employee parking. Mr. Marks stated that his business is sporadic with some days the lot being completely full and others it being completely empty except for employees.

Planners McAndrew/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion passed on a 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, 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 – GATEWAY HANOVER, (formerly Carlisle Crossing) c/o CBL Realty Associates 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.

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There was no action taken on this plan.

P08-20 – PARK HILL MANOR, N.W. corner of Manor Street and Hammond Avenue, Hanover, PA, 17331. A preliminary subdivision/land development for 9 townhouse units in the R-8 zone.

There was no action taken on this plan.

P09-03 – MARK'S AUTO BODY – 35 Barnhart Drive, Hanover, PA 17331. A final subdivision land development plan submitted for construction of a garage (body shop) in the Industrial Zone.

There was no action taken on this plan.

P09-04 – THORNBURY HUNT – FINAL S/D PLAN LOTS 18 & 19, Wolverine Holdings LLC c/o Tony Forbes, 1060 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) single-family residential lots in the R-22 zone.

There was no action taken on this plan.

P09- 05 -2009 EXPANSION PROJECT, L.T. Timber, 25 Industrial Drive, Hanover, PA 17331. A final land development plan submitted for a proposed building addition in the Industrial Zone.

Jeff Zeigler, KPI Technology, represented this plan. The proposed addition will be used for office space. York County Planning Commission comments have been received. There were some comments with regards to parking for the facility. The employee calculation would require ten parking spaces and the square footage of the building would require six spaces. The most current plan provides ten spaces for the employees. The second comment addresses the number of loading spaces needed for the project. They are providing three spaces. Two years ago when the plan was brought in they were required to do the road improvements along Industrial Drive. They are widening the driveway to twenty-four feet. York County Planning Commission comments and Township Engineer Bortner comments have been addressed.

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

Comments

Gerry Funke addressed the Planners representing Victory Free Will Church. They had a land development plan approved last year but have since decided to change the building configuration. A new plan has been proposed. They have moved the sanctuary to be more in the center of the parking lot. Mr. Funke came to the Township in November about changing the configuration. There were no objections at that time about changing the configuration from the Township. The size of the structure has not changed. They moved the garage on the approved plan, which changed the layout of the approved plan. Zoning Officer Menges felt that it could be submitted as an as-built plan but requested a recommendation from the Planners as to whether or not they wanted to see a new plan. There was some discussion about problems with the storm water detention pond. The building permit application submitted was different from what was on the approved land development plan.

After some discussion about the review between the Zoning Officer and Mr. Funke, the Planning Commission recommended that a new plan be submitted so that all the changes could be reviewed.

The meeting adjourned at 8:54 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
MAY 7, 2009

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on May 7, 2009 at the Penn Township Municipal Building. Also present were planning members Daniel Goldsmith, Stede Mummert, Paul McAndrew and Fred Marsh. Planners James Butt and Wendell Felix were absent with notice. Also present were Township Engineer Bortner and Zoning Officer John Menges.

The April 8, 2009 Planning Commission minutes were approved as submitted.

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

ZO9-06-NORMAN ECKARD, 2 Benjamin Drive, Hanover, PA 177731. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct a deck that encroaches into the rear setback. The property is located at 2 Benjamin Road in the R-15 zone.

Norman Eckard represented this request. He would like to construct a deck that encroaches in the rear yard setback. Mr. Eckard purchased the home from his father's estate last year. He previously lived at the property in the 1980's. According to Zoning Officer Menges, the zoning ordinance used to allow decks to be constructed in up to 50% of the rear yard setback. This was changed in 1998 or 1997 by an amendment to the ordinance. Decks are now required to meet the full rear yard setback. This property is located on a corner lot with Grandview Road, a state highway. The front setback is fifty feet; the side setback is ten feet; and the setback from Benjamin Drive is thirty-five feet. The deck will be twenty-feet from the property line to the rear of the house. Zoning Officer Menges stated that at the time of the development the side setbacks were about ten feet. The addition will increase the deck by four feet.

Planners Mummert/McAndrew moved for a favorable recommendation to the Penn Township Zoning Hearing Board on ZO9-06 – Norman Eckard requesting a variance to Section 203.3 (Area and Bulk) in order to construct a deck that encroaches into the rear setback 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.

ZO9-07-GARY E. MARTIN, 503 Blooming Grove Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 311 (Street Access) in order to create a lot that does not abut a public street. The property is located at 503 Blooming Grove Road in the R-15 and R-40 zones.

Property owner Gary Martin, and Christopher Raubenstine, Hanover Land Services, represented this request. Mr. Martin would like to subdivide his property and give it to his children. His daughter purchased the home from his parents. He would like to give ten and half acres to each son and five acres to his daughter. He his trying to keep the property in Clean And Green and that is why he is trying to keep ten-acre parcels. The Clean And Green tax program

requires a minimum of ten acres for inclusion into the program. The five-acre lot would go with the existing house. There is an existing twenty-foot right-of-way next to the house through the woods off of Grandview Road. There is an access to the property off Blooming Grove Road. Mr. Martin is not sure if the children will build on the lots once they are subdivided. There are sheds on the daughter's property near the right-of-way. The right-of-way is accessible for emergency vehicles.

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z09-07 – Gary Martin requesting a special exception to Section 311 (Street Access) in order to create a lot that does not abut a public street, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on 5-0 vote.

The Planners received the following waiver or exoneration requests:

C.S.Davidson, Inc. on behalf of ESAB Welding & Cutting Products is requesting waivers from Article V, Section 505.k (Curbs) and Article V Section 505.k.1 (Sidewalks) of the Subdivision and Land Development Ordinance.

Ben Craddock, C.S. Davidson, represented this request. They are requesting a waiver from the curb and sidewalks requirements for the ESAB Welding land development plan because of the size of the lot and because the improvements will not increase the amount of pedestrian traffic on the street. They are not submitting a feasibility study on sewer and water facilities or an environmental impact study. There are some curb radiuses installed on Karen Lane.

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

A2Z Motor Sports LLC is requesting exoneration from a land development plan to construct a 26'x 32' pole building at their facility located at 916 Baltimore Street.

Bari Hamed represented the request. He is currently leasing the property with the intent of purchasing the property. Mr. Hamed provided current pictures of the facility. There were roadway millings placed on the property where the shed is going to be located. The current building on the property is being used as a garage. He currently buys cars from auctions and repairs them. He is trying to acquire a license from PennDOT to title and tag vehicles from the existing home. The new building will be used for storage and for photo displaying of vehicles for posting on the Internet. The majority of the business is done via the Internet and he cannot take pictures outside during inclement weather. The building will be attached to the existing building with a continuous roofline. James Quinn still owns the property and the sale is contingent upon the applicant receiving approval for the addition. The building will give him 832 square feet of space. He is thinking about removing the existing shed. There was some discussion about previous requests for waivers and some existing improvements that were not on land development plans.

Planners McAndrew/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this request with the stipulation that this would be the only exoneration that is given. Motion carried on 5-0 vote.

McNees Wallace & Nurick LLC on behalf of their client, Cellco Partnership d/b/a Verizon Wireless is requesting a waiver from a land development plan for the proposed construction of communications antennas and equipment on property located at 550 Beck Mill Road.

Jonathan Andrews, McNees Wallace and Nurick LLC along with Deb Baker and Dave Morgan represented this request. They are requesting a waiver of the land development requirements at 550 Beck Mill Road where they received a zoning variance to install a communications tower on the existing silo on the Walter Danner property. During the installation an equipment shelter will be built along with the extension of the existing access drive. Any sale of the property would be subject to the lease with the current landowners.

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

South Hanover Partners LP is requesting a waiver to the Giant Land development plan in regards to sidewalks.

Jonathan Andrew, McNees, Wallace, & Nurick represented this request. They would like to remove the proposed sidewalk along the side of the building to the rear where the employees would be parking. The employees will be entering the facility from the rear rather than the front of the building. The sidewalk will be replaced with landscaping.

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

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 – GATEWAY HANOVER, (formerly Carlisle Crossing) c/o CBL Realty Associates 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.

P03-20 - WALLEN TRACT APARTMENTS/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.

P03-30 – 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.

P06-23 -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.

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.

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial Zone.

There was no action taken on this plan.

P08-20 – PARK HILL MANOR, N.W. corner of Manor Street and Hammond Avenue, Hanover, PA, 17331. A preliminary subdivision/land development for 9 townhouse units in the R-8 zone.

There was no action taken on this plan.

P09-04 – THORNBURY HUNT – FINAL S/D PLAN LOTS 18 & 19, Wolverine Holdings LLC c/o Tony Forbes, 1060 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) single-family residential lots in the R-22 zone.

There was no action taken on this plan.

P09-06 – ESAB WELDING AND CUTTING PROJECTIONS – 2009, 801 Wilson Avenue, Hanover, PA 17331. A final land development plan submitted for a proposed concrete pad addition in the Industrial Zone.

Ben Craddock, C.S. Davidson, represented this request. The plan was previously reviewed for a waiver request to the installation of curb and sidewalks.

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

**P09-07 – VICTORY FREEWILL BAPTIST CHURCH – RESUBMISSION, GHI
Engineers and Surveyors c/o Gerald Funke, 213 Carlisle Street, Hanover, PA 17331. A
final revised land development plan submitted for construction of a church. The property
is located at 25 Breezewood Drive in the R-8zone.**

The Planners waited for someone to appear and represent this plan but no one was forthcoming. Therefore, there was no action taken. York County Planning Commission comments were provided. Township Engineer Bortner reported that he met with Gerry Funke with regards to this plan and Mr. Funke would address the Township Engineer comments.

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
JUNE 4, 2009

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on June 4, 2009 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Daniel Goldsmith, Stede Mummert, Paul McAndrew and Fred Marsh. Also present were Township Engineer Bortner and Administrative Assistant Rodgers.

The May 7, 2009 Planning Commission minutes were approved as submitted.

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

Z09-08 LONNIE AND KRIS RUDISILL, 17 Pinewood Circle, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct a front porch that encroaches into the front setback. The property is located at 17 Pinewood Circle in the R-15 zone.

Kris and Lonnie Rudisill represented this request. The existing porch is in need of repairs and since they are now to the point of replacement they would like to make the porch over the entire front of the house. The front setback is thirty-five feet. The applicants purchased the new home twenty years ago. They provided pictures of other homes in the neighborhood that have a similar porch to the one they want to construct. The porch will have steps to an adjoining sidewalk that will go to the driveway. The Rudisill's contractor, Andy Bealing, was present to testify for the applicants. The existing porch encroaches into the setback by four feet and they are requesting an additional one-foot encroachment. The house appears to be built to the thirty-five foot setback.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Z09-08 Lonnie and Kris Rudisill requesting a variance to Section 203.3 (Area and Bulk) in order to construct a front porch that encroaches into 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 6-0 vote.

Z09-09 – MICHAEL W. AND MARGIE W. BEVARD, 7 Marietta Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 611d (Conversion of Dwelling for Additional Family Members) and a special exception to Section 203.3 (Uses by Special Exception) in order to construct an in-law residence that exceeds the allowable square footage. The property is located at 7 Marietta Avenue in the R-15 zone.

Michael Bevard represented this request. Mr. Bevard's eighty-seven year old mother-in-law has moved in with them. She currently uses a walker and they are preparing for the time when she will require the use of a wheelchair. The addition will allow them to add a room that is handicap accessible. The applicant has owned the home for five years. He has sixty feet

between his existing home and the property line. The only access to the addition will be through the existing home. There will be no exterior entrance and no basement. It will have its own heating and cooling system. The addition is 21'x 27' for a total of 550 square feet. The addition will contain a bedroom, a sitting room, a bathroom and several closets along with a washer and dryer hook up. Mr. Van de Castle informed the applicant that once his mother-in-law no longer lives there he cannot rent out the facility. The committee reviewed the provided addition plan.

Planners McAndrew/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z09-09 Michael W. and Margie W. Bevard requesting a variance to Section 611d (Conversion of Dwelling for Additional Family Members) and a special exception to Section 203.2 (Uses by Special Exception) as it meets the requirements for a variance as set forth in Section 502.3 a) thru f) and the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 6-0 vote.

The Planners received the following waiver or exoneration requests: None

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 – GATEWAY HANOVER, (formerly Carlisle Crossing) c/o CBL Realty Associates 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.

P03-20 - WALLEN TRACT APARTMENTS/SOUTH WEST CROSSING, c/o Paul Burkentine, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan to

ate 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.

P03-30 – 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.

P06-23 -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.

P07-27 – 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.

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial Zone.

There was no action taken on this plan.

P08-20 – PARK HILL MANOR, N.W. corner of Manor Street and Hammond Avenue, Hanover, PA, 17331. A preliminary subdivision/land development for 9 townhouse units in the R-8 zone.

There was no action taken on this plan.

P09-04 – THORNBURY HUNT – FINAL S/D PLAN LOTS 18 & 19, Wolverine Holdings LLC c/o Tony Forbes, 1060 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) single-family residential lots in the R-22 zone.

There was no action taken on this plan.

P09-07 – VICTORY FREEWILL BAPTIST CHURCH-RESUBMISSION, GHI Engineers and Surveyors c/o Gerald Funke, 213 Carlisle Street, Hanover, PA 17331. A final revised land development plan submitted for construction of a church. The property is located at 25 Breezewood Drive in the R-8 zone.

Gerry Funke, GHI Engineer and Surveyors, represented this request. This is a resubmission of a previously approved land development plan. There were some changes to the proposed structure. The impervious coverage has remained the same. They have also received approval from the York County Conservation District to grade the area for the stormwater management facility. The facility needs to dry out because of all the rain the area has seen this spring. There is an additional six hundred square feet of improvement over and above the plan that was previously approved. There was some discussion about a fire hydrant referenced in the comments. There are fire hydrants in the area. The closest one is within 600 feet. There is a fire hydrant on Spring Garden, Mumma and one each at the intersections of Hufnagle and Meadow and Ruel and Marietta. There was some discussion on the actual building and the land development plans that are near this structure. Township Engineer comments have been addressed.

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

P09-08 WILSON AVENUE MEDICAL CENTER, GHI Engineers and Surveyors c/o Gerald Funke, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted for construction of a medical office. The property is located at 700 Wilson Avenue primarily in Hanover Borough (R-3) zone. A small portion is located in Penn Township in the Industrial Zone.

Gerry Funke, GHI Engineers and Surveyors, represented this request. This is the initial review of the plan. The doctor using the facility is a cancer doctor and the patients remain most of the day for chemotherapy treatments. The property was required to be subdivided because there were two different uses on the property. Only a very small portion of the project is in Penn Township. Hanover Borough has already approved the plan.

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

P09-09 – VERIZON WIRELESS – BITTINGER SITE, Celco Partnership d/b/a Verizon Wireless, 4642 Jonestown Road, Harrisburg, PA 17109. A final land development plan submitted in order to construct a telecommunication tower. The property is located at 17 Industrial Drive in the Industrial Zone.

There was no action taken on this plan.

P09-10 – AMERICAN HOME CONTRACTORS, LLC, Patrick Buhl, P.O. Box #132, Glennville, PA 17329. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 792-794 Baltimore Street in the Highway/Business zone.

There was no action taken on this plan.

The meeting adjourned at 7:39 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
JULY 2, 2009

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on July 2, 2009 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, David Quinn, Paul McAndrew and Fred Marsh. Planners Goldsmith and Mummert were absent with notice. Also present were Township Engineer Bortner and Administrative Assistant Rodgers.

The June 4, 2009 Planning Commission minutes were approved as submitted.

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

Z09-10 – ROXANNE N. HERRICK, 1685 White Hall Road, Littlestown, PA 17340.
Applicant is requesting a special exception to Section 202.2 (Uses by Special Exception) in order to operate a one-chair hair salon. The property is located at 37 Brewster Street in the R-8 zone.

Planners Van de Castle/McAndrew moved for a continuance of this case to next month at the request of the applicant who was unable to attend due to a family emergency. Motion carried on a 5-0 vote.

Z09-11 – BARBARA ANN SMITH, 136 Pheasant Run Lane, Hanover, PA 17331.
Applicant is requesting a variance to Section 300.7a (Decks-Location and Setback) in order to construct a deck in the side yard. The property is located at 136 Pheasant Run Lane in the R-15 zone.

Barbara Ann Smith represented this request. Ms. Smith had the home built nineteen years ago. She is a single parent of two adopted children. She understands the ordinance allows for decks to be in the rear yard. She stated that most of the homes in the neighborhood have decks on the side to exit through the kitchen door. She would like to construct a deck from the rear corner of the house to her side door. There is a storm door exiting the kitchen, which means that it will open to the deck. Her side yard is sloped and by adding the deck it would allow her more use of the yard. She is asking that the deck be ten feet wide by thirteen feet on the side and larger to the rear. The home was built on the lot so that she had room for a future addition, which she cannot afford. She stated that there is plenty of room on the side of the house for the deck to be ten feet wide and it will be one level from the side to the rear. The fence is on the property line. There would be twenty-seven feet to the property line on the side setback. There would be an entrance from the deck to the dining room. This would all be located behind the existing fence.

Planners McAndrew/Quinn moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z09-11 – Barbara Ann Smith, requesting a variance to Section 300.7a (Decks-Location and Setback) in order to construct a deck in the side yard, as it

meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on 4-1 vote with Planner Felix casting the dissenting vote.

The Planners received the following waiver or exoneration requests:

Conewago Enterprises, Inc. on behalf of Hanover Packaging is requesting a waiver from a land development plan in order to construct a concrete pad for a condensing unit. The property is located at 8 Barnhart Drive.

Donald Lynch represented this request. This is the first request for a waiver on this property. They invested five million dollars in a new press scheduled for installation on July 20, 2009. The condensing unit would usually go on the roof. But because of the roof structure, which would be unable to support the unit, it will be located close to the machine. There will be shrubbery planted to help conceal the unit. It will look like an air conditioning unit and may require occasional maintenance and service.

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

Dawood Associates, Inc., on behalf of Anita Miller is requesting a waiver from Article IV, Sections 403 and 404 of the Subdivision and Land Development Ordinance on her final subdivision plan of lot 2 on Lark Avenue.

Ron Stevens, Dawood Associates, represented this request. Ms. Miller would like to subdivide three lots off of lot 2 and is requesting that feasibility studies be waived because water and sewer are available. They are also requesting a waiver of the environmental impact studies because there are no wetlands or steep slopes.

Planners Quinn/ Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. 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 – GATEWAY HANOVER, (formerly Carlisle Crossing) c/o CBL Realty Associates 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.

P03-20 - WALLEN TRACT APARTMENTS/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.

P03-30 – 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.

P06-23 -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.

P07-27 – 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.

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial Zone.

There was no action taken on this plan.

P08-20 – PARK HILL MANOR, N.W. corner of Manor Street and Hammond Avenue, Hanover, PA, 17331. A preliminary subdivision/land development for 9 townhouse units in the R-8 zone.

There was no action taken on this plan.

P09-09 - VERIZON WIRELESS BITTINGER SITE, Cellco Partnership, d/b/a Verizon Wireless, 4642 Jonestown, Harrisburg, PA 17109. A final land development plan submitted in order to construct a telecommunication tower. The property is located at 17 Industrial Drive in the Industrial Zone.

David Morgan, Fischbach, Morgan and Associates represented this request. They have discussed the access driveways with the fire chief and he has approved the design for width and turnaround. There will be no lights on the structure and it will be galvanized steel as recommended by the Zoning Hearing Board. Mr. Morgan indicated that there will be no interference to other Township communications as a result of this tower. York County Planning

Commission comments have been addressed. Township Engineer comments have been addressed.

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

P09-10 AMERICAN HOME CONTRACTORS LLC, Patrick Buhl, P.O. Box #132, Glenville, PA 17329. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 792-792 Baltimore Street in the Highway/Business Zone.

There was no action taken on this plan.

P09-11 FINAL LOT ADDITION PLAT – WOLVERINE, LLC, Wolverine Holdings, LLC., c/o Tony Forbes, 1060 Baltimore Street, Hanover, PA 17331. A final lot addition plan submitted for an add-on to Martins Ridge Project. The property is located at Brian Lane in the R-22 zone.

P09-12 FINAL SUBDIVISION PLAT FINAL, PHASE – MARTIN’S RIDGE, Bon Ton Builders, Inc., 1060 Baltimore Street, Hanover, PA 17331. A final subdivision submitted to create two (2) residential lots. The property is located at Brain Lane in the R-22 zone.

Robert Sharrah and Attorney Keith Nonemaker represented these plans. P09-11 Final Lot Addition and P09-12 Final Subdivision Plat were reviewed together. There had been a request for a waiver of the Wolverine Thornbury Hunt Plan for the phasing requirements, which was denied. Plan P09-11 shows parcel D of 1.54 acres being subdivided from the Thornbury Hunt Plan and then being added to the Martin’s Ridge Final Land Development Plan. This would help alleviate the cul-de-sac problem and the water and sewer are already constructed. Parcel D would then become lots number 30 and 31 in the Martin’s Ridge subdivision plan P09-12. Planner Felix stated that Mr. Sharrah appeared before the Public Works Committee meeting and this is what was recommended to Mr. Sharrah by the committee. Engineer Bortner was concerned about the frontage on lot number 31 because it would not meet the Township’s requirements without a portion of the future Brian Lane being included in the Lot. There is a small lot separate from lot 31 that is needed for the extension of Brian Lane. There would not be sufficient lot frontage if it were not included in the current parcel. There was some concern about how to accomplish the dedication of the right of way for Brian Lane for that portion of Brian Lane that will be dedicated to the Township that needs to be part of lot 31. The lot does not meet the zoning requirements for frontage or width requirements. After some discussion, Attorney Nonemaker indicated that he will come up with a plan for how best to handle the lot for future dedication to the Township. Engineer Bortner stated that a bond would be needed for lot 31 for future road improvements. There will be notes on the plan about the future improvements and dedication to the Township.

Planners McAndrew/Quinn moved for a favorable recommendation to the Penn Township Board of Commissioners on P09-11- Final Lot Addition Plat – Wolverine, LLC. Motion carried on a 5-0 vote.

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on P09-12 Final Subdivision Plat – Final Phase – Martin’s Ridge pending York County Planning Commission comments and a bond being in place prior to Commissioners approval. Motion carried on a 5-0 vote.

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
AUGUST 6, 2009

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on August 6, 2009 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Dan Goldsmith David Quinn, Paul McAndrew, Stede Mummert and Fred Marsh. Also present were Township Engineer Bortner, Zoning Officer Menges and Administrative Assistant Rodgers.

The July 2, 2009 Planning Commission minutes were approved as submitted.

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

Z09-10 – ROXANNE N. HERRICK, 1685 White Hall Road, Littlestown, PA 17340.
Applicant is requesting a special exception to Section 202.2 (Uses by Special Exception) in order to operate a one-chair hair salon. The property is located at 37 Brewster Street in the R-8 zone.

This case was withdrawn at the request of the applicant.

Z09-13- WILLIAM E. YINGLING, JR., 2 Hill Street, Hanover, PA 17331.
Applicant is requesting a variance to Section 613 e, f, h, i, j, q (Home Occupation) and a special exception to Section 203.2 (Uses) in order to operate an equipment repair and new sales business out of his home. The property is located at 2 Hill Street in the R-15 zone.

William Yingling, Jr. represented this request. He would like to sell new lawn mowers and small gasoline powered engines along with doing repairs of this equipment in his garage. The home will not be used for the business. He would like to do this from 7 AM to 5 PM weekdays and 7 AM to 12 Noon on Saturdays. Summer hours may be extended on Saturdays depending on the clientele. He is going to purchase an existing business from the owner in West Manheim Township. He indicated he did not inform the neighbors of his intentions but the eight neighbors have been contacted about the zoning hearing board meeting on Tuesday. The small gasoline engines and mowers would only be started during the hours of operation. They will be started and operated outside. He is allowed one sign of two square feet maximum. The property is a corner lot fronting on Hill Street with Daugherty Drive to the rear, which ends in a cul de sac. The property is also bordered by Park Heights Blvd. on a side property line. There will be no storage of any materials on the outside of the garages. Planner Felix read the requirements of a home occupation that the applicant is requesting a variance for and felt that this is more of a business rather than a home occupation. He feels that this business should be located in a different zone. The application would require a variance of over a third of the requirements for a home occupation. There are two attached garages that would be used for the business. The smaller garage would be used for repairs and the larger garage would be used for displays. All displayed equipment will be inside. The one garage is 24' x 24' and the other is 22' x 47'. The applicant stated that he could not afford a full-fledged business but if the business grows he is

looking to expand the business to a different site. Zoning Officer Menges directed everybody to the definition of a home occupation found on page 32 of the ordinance of definitions. There was concern about the gas and chemicals that will be stored in the garages. The applicant has spoken to Fire Chief Cromer about storing gas and chemicals and what would be required to store the materials. He stated that as soon as everything has been approved he will place an order for the storage materials that were recommended by the Fire Chief.

Planners McAndrew/Quinn moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on Z09-13 – William E. Yingling, Jr. requesting a variance to Section 618 e, f, h, I, j, q (home occupation) and a special exception to Section 203.2 (Uses) in order to operate an equipment repair and new sales business out of his home as it does not meet the requirements of a variance as set forth in Section 502.3 a) thru f) or a special exception as set forth in Section 503.3 a) thru e). Motion carried on 6-1 vote with Planner Van de Castle casting the dissenting vote.

The Planners received the following waiver or exoneration requests:

South Western School District is requesting exoneration from a land development plan in order to construct a 14 ft x 24 ft concrete pad. The property is located on South Western Road.

The request was withdrawn at the request of South Western School District.

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 – GATEWAY HANOVER, (formerly Carlisle Crossing) c/o CBL Realty Associates 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.

P03-20 - WALLEN TRACT APARTMENTS/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.

P03-30 – 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.

P06-23 -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.

P07-27 – 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.

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial Zone.

There was no action taken on this plan.

P08-20 – PARK HILL MANOR, N.W. corner of Manor Street and Hammond Avenue, Hanover, PA, 17331. A preliminary subdivision/land development for 9 townhouse units in the R-8 zone.

There was no action taken on this plan.

P09-10 AMERICAN HOME CONTRACTORS LLC, Patrick Buhl, P.O. Box #132, Glenville, PA 17329. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 792-792 Baltimore Street in the Highway/Business Zone.

There was no action taken on this plan.

P09-13 FINAL SUBDIVISION PLAN – ANITA MILLER-LOT NO. 2, Anita Miller, 1391 Lark Avenue, P.O. Box 618, Hanover, PA 17331. A final subdivision plan submitted to create three (3) residential lots. The property is located on Lark Avenue in the R-15 zone.

There was no action taken on this plan.

P09-14-670 BAER AVENUE TOWNHOUSE, Promised Land Investments, LLC, 340 Fleshman Mill Road, New Oxford, PA 17350. A final land development plan submitted to create four (4) single family attached dwellings. The property is located at 670 Baer Avenue in the R-8 zone.

Robert Sharrah represented this plan, which is an initial review of the plan. York County Planning Commission comments have been received but not reviewed. The property is currently almost totally impervious. There will be a berm to the rear of the parking area that will help control and direct storm water before it reaches the alley. There will only be one access drive to the property. The parking spaces are standard size 10' by 20'. There was some discussion about lighting the parking area. The ownership will be that of a condominium association. There was some concern about comment one from York County Planning Commission regarding Section 628 and Section 640 of the Township's Zoning Ordinance and the lot lines. Single lot attached homes should show lot lines but this plan does not. Zoning Officer Menges also stated that the plan should show lot lines. The Zoning Hearing Board gave approval for Section 640, which addresses single-family attached dwellings. Zoning Officer Menges stated that what is shown is a multifamily dwelling. A single family attached dwelling shows lot lines and this plan does not. The lot area requirement is 1800 square feet per unit. The gross area would make the minimum requirement. The building itself is an attached dwelling. The condominium association would maintain the common areas. Township Engineer Bortner and Zoning Officer Menges are not sure if this is the same plan that was presented to the Zoning Hearing Board. An opinion from the Zoning Hearing Board Solicitor may be required for the comments made by York County Planning Commission. There was some suggestion about alternating lights to the rear and front of properties so that the area is illuminated.

P09-15 – HIGH POINTE AT ROJEN FARMS – NORTH, High Pointe, LLC, 4175 Hanover Pike, Manchester, MD 21102. An amended final subdivision plan submitted to create one hundred (100) 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.

Jim Piat represented this plan. This is the initial review of the plan, which is a revised plan for the corner lots of High Pointe at Rojen Farms North. The properties showed a fifteen-foot rear setback rather than thirty five foot setback because of the way the property was addressed. The building envelopes were changed by ninety degrees in order to meet the Township's zoning ordinance. The lots will have two front yards, one side yard, and a rear yard. Engineer Bortner suggested that only those lots that are changed should be shown on the amended plan. Zoning Officer Menges stated that the lots should be listed on the front of the plan. A homeowners association will maintain the stormwater pond. Township Engineer Bortner stated that note 22 on page one is what the plan is showing. Lots 108 and 84 are showing driveway changes onto a street that would require a modification of the subdivision and land development plan. Engineer Bortner also stated that there is an additional sign on the plan which does not meet the Township ordinance requirements. There was some discussion about the additional signage and they consented that the additional sign would not be placed on the plan. There needs to be a written request for the modifications of the driveways.

P09-16 – VERIZON WIRELESS – BLOOMING GROVE ROAD, Cellco Partnership d/b/a Verizon Wireless, 4642 Jonestown Road, Harrisburg, PA 17109. A final land development plan submitted in order to construct a telecommunications antennae and equipment shelter. The property is located at 500 Beck Mill Road in the R-22 zone.

There was no action taken on this plan.

Review and make changes or additions to proposed flood plain ordinance and ordinance of definitions.

Zoning Officer Menges reported that the flood plain ordinance was presented to the York County Planning Commission and they recommended approval. This is for any new projects that come in after the effective date of the ordinance. There are new flood plain maps. The biggest change in the ordinance is that it references the UCC. There were slight changes in the map showing where the streams are located. The Ordinance of Definitions was also reviewed. Zoning Officer Menges noted that York County Planning Commission declined to review the Ordinance of Definitions.

The meeting adjourned at 8:03 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
OCTOBER 1, 2009

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on October 1, 2009 at the Penn Township Municipal Building. Also present were planning members Paul McAndrew, Stede Mummert and Fred Marsh. Planner Wendell Felix was absent with notice. Planners Daniel Goldsmith and David Quinn were absent without notice. Also present were Township Engineer Bortner and Zoning Officer Menges.

The September 3, 2009 Planning Commission minutes were approved as submitted.

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

Z09-16 – TIMOTHY PECK, 47 Little Knoll Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct a front porch with a handicap ramp that encroaches into the front setbacks. The property is located at 47 Little Knoll Drive in the R-15 zone.

Timothy Peck represented this request. He provided pictures of his house and his neighbor's house, which has a porch similar to the one he wants to install. Mr. Peck's steps would access towards the side of the property rather than the front. He also presented pictures of other homes in the neighborhood that have porches added to them. He would like to build it forty feet from the curb and sidewalk, which would require a three-foot variance to meet the thirty-five foot setback requirement. If it was built at forty three feet it would only allow them a five foot porch which would not give them room to make it handicap accessible for wheelchairs. There will be a removable ramp to the porch. A ramp built on to the current porch would not be useable. There are existing pavers near where the ramp is proposed. The handicap ramp is not part of the request only the porch decking. They are allowed access ramps for handicapped use, which are normally four feet wide. The ADA requirements will have to be met by the contractor.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z09-16 – Timothy Peck, 47 Little Knoll Drive, requesting a variance to Section 203.3 (Area and Bulk) in order to construct a front porch with a handicap ramp 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 4-0 vote.

The Planners received the following waiver or exoneration requests:

Mount Olivet Cemetery is requesting exoneration from land development plan requirements in order to construct a new columbarium, a vault with niches for urns containing the ashes of cremated bodies. The property is located at 725 Baltimore Street.

William Hoffman represented this request. There has been one previous waiver request granted in 1997. Zoning Officer Menges stated that there is no stormwater affecting this project.

The structure is V-shaped and four foot to six foot long on each side. This is an additional structure.

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 4-0 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 – GATEWAY HANOVER, (formerly Carlisle Crossing) c/o CBL Realty Associates 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.

P03-20 - WALLEN TRACT APARTMENTS/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.

P03-30 – 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.

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.

P07-27 – 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.

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial Zone.

There was no action taken on this plan.

P08-20 – PARK HILLS MANOR, N.W. corner of Manor Street and Hammond Avenue, Hanover, PA, 17331. A preliminary subdivision/land development for 9 townhouse units in the R-8 zone.

There was no action taken on this plan.

P09-10 AMERICAN HOME CONTRACTORS LLC, Patrick Buhl, P.O. Box #132, Glenville, PA 17329. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 792-792 Baltimore Street in the Highway/Business Zone.

There was no action taken on this plan.

P09-14-670 BAER AVENUE TOWNHOUSES, Promise Land Investments, LLC, 340 Fleshman Mill Road, New Oxford, PA 17350. A final land development plan submitted to create four (4) single family attached dwellings. The property is located at 670 Baer Avenue in the R-8 zone.

There was no action taken on this plan.

P09-15 – HIGH POINTE AT ROJEN FARMS – NORTH, High Pointe, LLC, 4175 Hanover Pike, Manchester, MD 21102. An amended final subdivision plan submitted to create one hundred (100) 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.

James Piat represented this request. The previous waiver requests were approved at the Board of Commissioners meeting in September. Zoning Officer Menges mentioned the note on the plan regarding the purpose of the plan. This will be an as built to the plans already on file. This plan will have to be formally filed. The utility poles have not been moved that are within the roadway area of Grandview Road.

Planners McAndrew/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on P09-15 High Pointe at Rojen Farms – North. Motion carried on a 4-0 vote.

P09-17 - SOUTH WESTERN SCHOOL DISTRICT MAINTENANCE BUILDING; GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA. A final land development plan submitted in order to construct a maintenance building. The property is located at 50 Spring Garden Street in the Industrial Zone.

There was no action taken on this plan.

P09-18 – GARY E. & NANCY A. MARTIN, 503 Blooming Grove Road, Hanover, PA 17331. A final subdivision plan submitted to create three (3) residential lots. The property is located at the rear of 503 Blooming Grove Road in the R-15 and R-40 zones.

There was no action taken on this plan.

P09-19 – BLETTNER AVENUE APARTMENTS, Ramsburg's Reserve, LLC, E. Lee Ramsburg, Jr., 420 Rock Creek Road, Gettysburg, PA 17325. A stormwater management

plan submitted for existing apartments. The property is located at 70 Blettner Avenue in the A/Z zone.

Jack Powell, Engineer on the project, represented the plan. Mr. Powell stated that the apartments at 70 Blettner Avenue have two underground storage areas for stormwater. The percolation rate out of these areas is not what it was anticipated to be. They are proposing to build a siphon tank across Plum Creek Village's property and discharge into the creek. They do have permission from Plum Creek Village. They have submitted a stormwater report to the Township. Engineer Bortner stated that it is a revision of the approved land development plan and does meet the township ordinance. They are experiencing backup of water in the system because it is not dispersing water as fast as it was anticipated. It is taxing the sump pumps of the units. The pipe will go onto Plum Creek Village's property and will bypass their system and will discharge to a different point into Plum Creek. The surface runoff does go into the creek. The plan does show a dosing tank and the piping for the controlled discharge of the water. There is a riprap apron to prevent erosion. Township Engineer Bortner stated that there would not be York County Planning Commission comments because it is for stormwater.

Planners McAndrew/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on P09-19 – Blettner Avenue Apartments. Motion carried on a 4-0 vote.

The meeting adjourned at 7:28 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
NOVEMBER 5, 2009

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on November 5, 2009 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Paul McAndrew, Stede Mummert, Daniel Goldsmith and David Quinn. Planner Marsh was absent with notice. Also present were Township Engineer Bortner and Zoning Officer Menges.

The October 1, 2009 Planning Commission minutes were corrected to read that Mr. Quinn was absent with notice. The minutes were approved as corrected.

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

Z09-17 MICHEAL S. & CHRISTINE L. COOPER, 848 Baltimore Street, Hanover, PA. 17731. Applicant is requesting a variance to Sections 208.3 (Area and Bulk) and 612b (Expansion of Nonconformity) in order to construct a building addition/expansion that encroaches into the rear setbacks and it will exceed the maximum percentage for expansion of nonconformity. The property is located at 848 Baltimore Street in the H/B zone.

Reg Baugher, Hanover Land Services, represented this request. The applicant is proposing a building addition and expansion that will encroach in the rear setback, which requires the variance of the area and bulk regulations and the expansion of a nonconformity. Mr. Baugher provided a plan that showed both existing and future conditions. The applicant is proposing to remove the existing metal shed and the small addition on the back of the garage. In the end they will have less impervious area on the lot then they have currently. They will be increasing the rear setback but still will not have the minimum required setback required in this zone. They are about 92% impervious and in some areas they are paved to the property line and in others they are over the property line. They are trying to get the property in as much compliance as possible and will have the impervious area down to 79.6% upon completion of the project. They are removing some of the macadam near the property line and will have the three foot side setback required by the ordinance. They will also be decreasing the impervious area along Baltimore Street. Mr. Cooper repairs emergency services vehicles and needs to expand his business so that that he can get vehicles inside. He currently has to repair them outside. Mr. Baugher provided pictures of the area. He presented a letter from the neighbor across the alley stating he did not have a problem with the addition. The pervious area would be 3153 square feet, which would be 20% of the lot. Zoning Officer Menges stated that the property owner should be aware that the gravel parking area would need to be paved.

Planners McAndrew/Quinn moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z09-17 – Michael S. and Christine L. Cooper, 848 Baltimore Street, Hanover, PA requesting a variance to Section s 208.3 (Area and Bulk) and 612b (Expansion of Nonconformity) in order to construct a building addition/expansion that encroaches into the rear setback and it will exceed the maximum percentage for expansion of

nonconformity 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.

Z09-18 – CHARLES ANDERS AND CAROL DROSLUM,, 16 E. Granger Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 611 (Conversion of Dwelling for Additional Family Members) in order to convert a single-family dwelling unit for additional family member. The property is located at 16 E. Granger Street in the R8 zone.

Carol Drosalum represented this request. She would like to add an addition to her home to take care of her elderly parents. She stated that she has been expecting to take care of her parents because they took care of her grandmother until she reached the age of 100. The applicants have two lots, one of which contains two garages and the other has the home. The expansion will be to the rear of the existing home. It is a single story addition with access directly from the current home into the new living quarters. They will have to remove one of the existing sheds. They are looking to begin construction shortly. They are aware that it cannot be turned into a rental property after it is no longer being used as an additional family quarters.

Planner Mummert/McAndrew moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z09-18 – Charles Anders and Carol Drosalum requesting a special exception to Section 611 (conversion of Dwelling for Additional Family Members) in order to convert a single family dwelling unit for additional family member, 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.

The Planners received the following waiver or exoneration requests: None

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 – GATEWAY HANOVER, (formerly Carlisle Crossing) c/o CBL Realty Associates 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.

P03-20 - WALLEN TRACT APARTMENTS/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.

P03-30 – 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.

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.

P07-27 – 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.

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial Zone.

There was no action taken on this plan.

P08-20 – PARK HILLS MANOR, N.W. corner of Manor Street and Hammond Avenue, Hanover, PA, 17331. A preliminary subdivision/land development for 9 townhouse units in the R-8 zone.

There was no action taken on this plan.

P09-10 AMERICAN HOME CONTRACTORS LLC, Patrick Buhl, P.O. Box #132, Glenville, PA 17329. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 792-792 Baltimore Street in the Highway/Business Zone.

There was no action taken on this plan.

P09-14-670 BAER AVENUE TOWNHOUSES, Promise Land Investments, LLC, 340 Fleshman Mill Road, New Oxford, PA 17350. A final land development plan submitted to create four (4) single family attached dwellings. The property is located at 670 Baer Avenue in the R-8 zone.

There was no action taken on this plan.

P09-17 - SOUTH WESTERN SCHOOL DISTRICT MAINTENANCE BUILDING; GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA. A final land development plan submitted in order to construct a maintenance building. The property is located at 50 Spring Garden Street in the Industrial Zone.

There was no action taken on this plan.

P09-18 – GARY E. & NANCY A. MARTIN, 503 Blooming Grove Road, Hanover, PA 17331. A final subdivision plan submitted to create three (3) residential lots. The property is located at the rear of 503 Blooming Grove Road in the R-15 and R-40 zones.

Reg Baugher, Hanover Land Services, represented this plan. He stated that this property was before the Committee for a zoning variance. Mr. Baugher stated that York County Planning Commission comments and Township Engineer Bortner's comments have been addressed. They are going to create an add-on lot along Grandview Road, which will go with the existing home. The second lot will have an easement for access but has not yet been approved for an on-lot septic system. This lot will be used for agriculture. It will be a ten-acre lot with no frontage, which was granted by approval of the variance. Lot three is a lot along Blooming Grove Road and will have access to the street. This is a building lot and they did obtain a driveway permit from PennDOT for Blooming Grove Road. It will be serviced by existing on-lot septic and well water. Lot four is small add-on lot to the rear of the Conrad property. It was noted that the Blooming Grove Water District tax might have to be paid off before the subdivision is approved.

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

The meeting adjourned at 7:33 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
DECEMBER 3, 2009

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on December 3, 2009 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Paul McAndrew, Fred Marsh and Daniel Goldsmith. Planners Quinn and Mummert were absent with notice. Also present were Township Engineer Bortner and Zoning Officer Menges.

The November 5, 2009 Planning Commission minutes were approved as submitted.

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

Z09-19 LCL MANAGEMENT, LLC, 199 Baldwin Road., Suite, 140, Parsippany, New Jersey, 07054-2397. Applicant is requesting a variance to Section 206.3 (Area and Bulk) and a special exception to Section 206.2 (Uses) in order to construct a multi-family dwelling that does not meet the front setback. The property is located at West Alvin Avenue and Mumma Avenue in the A/O Zone.

Peggy Miller, Herbert Rowland and Grubic (HRG) Project Manager, represented the developers of the property. She provided a sketch plan of what is proposed to be constructed at West Alvin Avenue and Mumma Avenue. The Applicant is requesting a special exception to Section 206.2 to construct 15 multi-family dwellings. Ms. Miller stated her belief that the intent of the Township ordinance is to provide reasonable standards for harmonious development. They are also requesting a variance to Section 206.3 for a leasing office that will be placed on the front of the property. The front setback would be twenty-five feet rather than fifty feet. She noted the front setback is greater than the adjoining properties and greater than the property across the street. The Ordinance does have a provision for altering the setback if the setbacks of adjoining properties are different. The leasing office is the only proposed structure that will encroach into the setback. The existing properties that are closest to the leasing office have setbacks that are less than twenty-five feet. Ms. Miller stated that the sketch plan was submitted to the fire chief but he wanted to reserve comments until he saw the land development plan. Engineer Bortner stated that if they called the proposed rear a side setback then they could move the building ten feet to have thirty-five feet setback on the front and 15 feet setback on the side. The units will meet the minimum square footage requirements. There was concern about the traffic flow through the area. The road will be built to Township specifications but will not be offered for dedication. Vehicular traffic will enter the complex and circle around the facility. Planner Van de Castle was concerned about the school traffic on Mumma Avenue and the traffic that will be generated from this development. They are not proposing any changes to the intersection. Planner Van de Castle is concerned about the additional thirty vehicles that may be added to the local streets.

Planner Felix wanted to know why they leasing facility could not be located somewhere else on the property. The developers do not feel that this would be the best use of the property.

The existing playground will be relocated. Planner Van de Castle asked if there is any intention to upgrade the existing units. Zoning Officer Menges stated that there have been interior improvements to the properties and less violations and delinquencies on sewer accounts since the current owners purchased the property. The new units will have two bedrooms.

Joan Houser, 27 Mumma Avenue, stated that she had not seen the plan and was interested in the location of the buildings. She stated that traffic is a main concern. Some of the current residents are parking along Mumma Avenue, which hinders the traffic flow because it causes congestion on the street. She expressed concern about the number of times the police department is in the area and it may increase with additional homes.

Planner Felix suggested that one of the units be used as a leasing office or it be moved somewhere else on the property. Planners Felix/Goldsmith moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case Z09-19 LCL Management, LLC, requesting a variance to Section 206.3 (Area and Bulk) and a special exception to Section 206.2 (Use) in order to construct a multi-family dwelling that does not meet the front setback, as it does not meet the requirements for a variance as set forth in Section 502.3 a), b), and c, and a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 4-1 vote with Planner McAndrew casting the dissenting vote.

Z09-20 - BRIAN AND SANDY BRENNEMAN, 15 Ann Street, Hanover, PA 17331.
Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct an addition that encroaches into the side setbacks. The property is located at 15 Ann Street in the R-8 zone.

Brian Brenneman represented this request. He stated they would like to construct a one-story addition to the right side of the house. The addition will encompass both the original portion of the home as well as a previous addition on the rear. The two windows will be exposed and the remaining window will be used for a door to access the original portion of the home. The addition is for the homeowner to have a place to put a piano. Pianos require placement along an interior wall. The side setback use to be ten feet and the home was built in 1947. They are proposing an eight -foot setback. When the house was built the setback could have been eight feet. The Applicants access their property from the rear alley. They have lived in the home for twenty years. The one neighbor has no problem with the addition.

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z09-20 Brian and Sandy Brenneman, requesting a variance to Section 202.3 (Area and Bulk) in order to construct an addition 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 5-0.

The Planners received the following waiver or exoneration requests: None

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 – GATEWAY HANOVER, (formerly Carlisle Crossing) c/o CBL Realty Associates 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.

P03-20 - WALLEN TRACT APARTMENTS/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.

P03-30 – 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.

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.

P07-27 – 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.

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial Zone.

There was no action taken on this plan.

P08-20 – PARK HILLS MANOR, N.W. corner of Manor Street and Hammond Avenue, Hanover, PA, 17331. A preliminary subdivision/land development for 9 townhouse units in the R-8 zone.

There was no action taken on this plan.

P09-10 AMERICAN HOME CONTRACTORS LLC, Patrick Buhl, P.O. Box #132, Glenville, PA 17329. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 792-792 Baltimore Street in the Highway/Business Zone.

There was no action taken on this plan.

**P09-14-670 BAER AVENUE TOWNHOUSES, Promise Land Investments, LLC, 340
Fleshman Mill Road, New Oxford, PA 17350. A final land development plan submitted to
create four (4) single family attached dwellings. The property is located at 670 Baer
Avenue in the R-8 zone.**

There was no action taken on this plan.

**P09-17 - SOUTH WESTERN SCHOOL DISTRICT MAINTENANCE BUILDING; GHI
Engineers and Surveyors, 213 Carlisle Street, Hanover, PA. A final land development plan
submitted in order to construct a maintenance building. The property is located at 50
Spring Garden Street in the Industrial Zone.**

There was no action taken on this plan.

The meeting adjourned at 7:34 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary