

PENN TOWNSHIP PLANNING COMMISSION

January 7, 2010

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on January 7, 2010 at the Penn Township Municipal Building. Also present were planning members David Quinn, Stede Mummert, Paul McAndrew, Fred Marsh and Daniel Goldsmith. Planner Felix was absent with notice. Also present were Township Engineer Bortner and Zoning Officer Menges.

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

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

The December 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: None

The Planners received the following waiver or exoneration requests:

Baltimore Street Tattoo, Inc. is requesting exoneration from land development plans in order to create additional parking on their premises located at 1319 Baltimore Street.

The Planners were provided an aerial view of the property showing the proposed improvements to the rear and front of the business. The Township Engineer recommended that a stormwater management plan be completed for the site if a land development plan is not required. Zoning Officer Menges was concerned about the parking lot to the front of the property near Baltimore Street. There is a drop-off from the road that concerns Zoning Officer Menges.

Planners Van de Castle/Goldsmith moved for the tabling of this request until the applicant is present to represent the request. Motion carried.

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.

P09-17 - 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.

Gerry Funke, Group Hanover, Inc., represented this plan. This is a final land development plan to construct a maintenance building for the South Western School District.

York County Planning Commission comments have been addressed. The District is going with blacktop and a storm water basin to help control runoff instead of the previously proposed porous pavement. Zoning Officer Menges was concerned if South Western was going to pursue the street access to York Street via Alvin Street. There is a fifty foot unpaved access, which would allow the school district another access point. Currently the property has only one access to York Street via Spring Garden Street, which could be a problem if that access is blocked. The proposed improvements do not show the additional access but they will not infringe on any use of the additional access to Alvin Street.

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

PO9-20 – BLOCK C LOTS 24 & 25 – 416 MEADE AVENUE, Alan J. Skursky, 804 Green Ridge Road, New Oxford, PA 17350. A final land development plan submitted in order to construct a semi-detached, single family dwelling. The property is located at 416 Meade Avenue in the R-8 zone.

Professional Engineer Jack Powell represented this plan. The former home structure has been removed and the brush cleared from the lot. Mr. Powell stated that the parcel is actually two individual lots. He has spoken to the York County Assessment Office and they have given it two lot numbers. They are proposing a duplex home with two driveways, one on each end of the structure. They meet all the requirements of the zoning ordinance. They are requesting a waiver of the storm water management ordinance because an existing network of public storm drainage systems serves the area. There does exist sidewalk and driveway curb cut, which will be removed and replaced by the new ones. Township Engineer Bortner reported that his review comments and York County Planning Commission comments have been addressed. The Township Engineer stated the 48-inch diameter pipe on the property should be adequate to handle storm water flow. The low point on Meade Avenue is right in front of the property at the existing inlet and the driveways will be on either side of it. The home will be built on slab at grade. The terminus of the storm water pipe is on the Bixler property on Manor Street. The pipe was punctured when the duplex was built but it was repaired. Engineer Bortner stated the same issues might occur with this property because the pipe is not very deep.

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

Planners Van de Castle/McAndrew moved for a favorable recommendation to the Penn Township Board of Commission on the waiver of the storm water management requirements. Motion carried on a 5-0 vote.

The meeting adjourned at 7:36 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
February 4, 2010

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on February 4, 2010 at the Penn Township Municipal Building. Also present were planning members David Quinn, Stede Mummert, Paul McAndrew, Fred Marsh, Wendell Felix and Daniel Goldsmith. Also present was Township Engineer Bortner.

The January 7, 2010 Planning Commission minutes were approved as submitted.

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

The Planners received the following waiver or exoneration requests:

C.S. Davidson, Inc. is requesting waivers on Article V, Section 505.k – Curbs and Article V, Section 505.k.1 – Sidewalks from the Subdivision and Land Development Ordinance in regards to the plan for the ESAB Materials Building.

Engineer Bortner reported that ESAB has requested a waiver from sidewalks about three times in the last two years. They are constructing an additional building on their property, along with a detention pond. Adam Smith, C.S. Davidson, and Adam Ward, ESAB Welding represented this request. York County Planning Commission comments had not been received on this plan.

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

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

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

There was no action taken on this plan.

P02-28 – 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 Brezewood 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 Brezewood 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.

PO9-20 – BLOCK C LOTS 24 & 25 – 416 MEADE AVENUE, Alan J. Skursky, 804 Green Ridge Road, New Oxford, PA 17350. A final land development plan submitted in order to construct a semi-detached, single family dwelling. The property is located at 416 Meade Avenue in the R-8 zone.

There was no action taken on this plan.

P10-01 –ESAB MATERIALS BUILDING, The ESAB Group, Inc., 411 Ebenezer Road, P.O. Box 100545, Florence, SC 29501-0545. A final land development plan submitted in order to construct a materials building. The property is located at 801 Wilson Avenue in the Industrial Zone.

There was no action taken on this plan.

The meeting adjourned at 7:05 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
MARCH 4, 2010

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on March 4, 2010 at the Penn Township Municipal Building. Also present were planning members David Quinn, Paul McAndrew, Fred Marsh, and Daniel Goldsmith. Planners Wendell Felix and Stede Mummert were absent with notice. Also present was Township Engineer Bortner and Zoning Officer Menges.

The February 4, 2010 Planning Commission minutes were approved as submitted.

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

The Planners received the following waiver or exoneration requests:

Baltimore Street Tattoo, Inc. is requesting exoneration from land development plans in order to create additional parking on their premises located at 1319 Baltimore Street.

The Planners reviewed a request dated December 16, 2009 for a waiver of the land development requirements at 1319 Baltimore Street for additional paving. Charles Freeland represented this request. The property is located at the intersection of Baltimore Street and Hillside Road across from the Arby's/Tom's store. Mr. Freeland has had customers parking on the grass and was notified by the zoning officer that parking on the grass was not allowed by Township ordinances. He would like to add one parking space in the front of the property and about seven additional spaces to the rear of the property. He will also be replacing the sewer line during the paving. The proposed parking spaces will place him right on the setback line. Parking lots only need to be three feet from the property line. The front of the property slopes up but the rear of the property is flat. He will place curb within the parking lot in order to keep the traffic on the current driveway. He understands he will need to meet the storm water management requirements. There is an infiltration bed in the middle of the lot and they can do the same thing with the new parking area. He is not required to have any additional parking spaces but his client's appointments have become overlapped and he has been having parking problems. The new parking spaces will be the same size as the existing parking spaces. The employees will park in the back of the lot. He will be paving the entire lot. The sewer line on the property is being replaced because they have had the plumbers at the site about seven times in the last year. Township Engineer stated that he has no other waiver requests for this property.

Planners Quinn/McAndrew 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) units, 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.

P10-01 –ESAB MATERIALS BUILDING, The ESAB Group, Inc., 411 Ebenezer Road, P.O. Box 100545, Florence, SC 29501-0545. A final land development plan submitted in order to construct a materials building. The property is located at 801 Wilson Avenue in the Industrial Zone.

Tom Englar, C.S. Davidson, represented this request. Township Engineer Bortner reported that York County Planning Commission comments have been received and addressed. They are proposing a storage facility for the ESAB building. A revised plan was provided to the Planners. There were waivers approved by the Board of Commissioners for curb and sidewalk. There will be no increase in utilities or employment with the construction of the building. The building will be for storage of materials. There are additional storm water management facilities proposed.

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

The meeting adjourned at 7:20 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
APRIL 1, 2010

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on April 1, 2010 at the Penn Township Municipal Building. Also present were planning members David Quinn, Paul McAndrew, Fred Marsh, and Wendell Felix. Planner Daniel Goldsmith was absent with notice. Planner Stede Mummert arrived at 7:10 P.M. Also present was Township Engineer Bortner.

The March 4, 2010 Planning Commission minutes were approved as submitted.

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

Z10-01 – JESSICA FRIEDLAND, 2400 Grandview Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 208.2 (Uses by Special Exception) in order to operate an animal hospital. The property is located at 1055 Baltimore Street in the H/B zone.

Administrative Assistant Rodgers reported that the applicant phoned the zoning officer requesting to withdraw the application. There is no written request and no one was present at the meeting to represent the request. Ms. Rodgers suggested that since no one was present for the request that recommendation of denial be made.

Planners Van de Castle/Marsh moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on this request for a special exception. Motion carried on 5-0 vote.

The Planners received the following waiver or exoneration requests:

National Pretzel Company (Hanover Bakery) is requesting exoneration from land development plans in order to pave an existing stone lot. The property is located at 680 W. Chestnut Street.

There was no one present for the request. Notification was sent to the applicant to be present at the Planning Commission meeting, the Public Works Committee meeting and the Board of Commissioners meeting. Engineer Bortner showed the pictures of the property and the current stoned parking lot.

Planners Van de Castle/McAndrew moved that no recommendation be given until someone appears to represent the 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.

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.

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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) units, 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.

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There was no action taken on this plan

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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.

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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.

P10-02 - PENN TOWNSHIP, 20 Wayne Avenue, Hanover, PA 17331. A final add-on subdivision submitted in order to add Lot 45 to the Grandview Acres-Section One. The property is located at Cardinal Drive in the R-15 zone.

Reg Baugher, Hanover Land Services represented this request. The plan shows the subdivision of a piece of land from the Cardinal Drive recreation area and becoming an add-on to the adjoining property owner. Planner Felix wanted the record to reflect that he will not be participating in the vote or discussion on the property. York County Planning Commission comments have not been received. There are no improvements on the parcel that is being subdivided.

Planners Mummert/Quinn moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan pending York County Planning Commission Comments. Motion carried on a 4-0 vote with Planner Felix abstaining

The meeting adjourned at 7:20 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
MAY 6, 2010

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on May 6, 2010 at the Penn Township Municipal Building. Also present were planning members David Quinn, Paul McAndrew, Fred Marsh, Wendell Felix, Stede Mummert and Daniel Goldsmith. Also present were Township Engineer Bortner and Zoning Officer Menges.

The April 1, 2010 Planning Commission minutes were approved as submitted.

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

Z10-02- JOSPEH AND SHARON BAIR SR., 21 Hill Street, 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 setbacks. The property is located at 21 Hill Street in the R-15 zone.

Joseph Bair represented this request. He provided pictures showing where he would like to construct a 7' 10" front porch. Mr. Bair has lived in the home since 1970. His neighbors on either side of his home are his brothers. Zoning Officer Menges stated that the proposed porch would be in line with the existing homes on Hill Street. Mr. Bair currently has a slab, on which he is proposing to put a roof over. Mr. Menges noted that slabs can be within four feet of the set back line but the addition of a roof makes it necessary to receive a variance.

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z10-02 – Joseph and Sharon Bair, Sr., requesting a variance to Section 203.3 (Area and Bulk) to construct a front porch that encroaches into the front setbacks, as it meets as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 7-0 vote.

Z10-03-GIOVANNI & JESSICA L. FARAONE, 636 Linden Avenue, York, PA 17404. Applicant is requesting a special exception to Section 201.2 (Uses Not Provided For) in order to operate a pizza restaurant. The property is located at 646 Blooming Grove Road in the R-40 zone.

Zoning Officer Menges noted that this property (646 Blooming Grove Road) use to be Runkle's garage and then was converted into a convenience store and later sold to an individual who operated it as a convenience store with gas pumps. The new owners also added a grill to make breakfast and lunch sandwiches. They subsequently went out of business. Mr. Menges suggested that the Planners refer to Section 201.2 Uses Not Provided For when considering the request. Mr. Menges spoke with the solicitor of the Zoning Hearing Board on how to classify this request since the stove, grills and fans are still within the facility.

Giovanni & Jessica Faraone represented this request. They are proposing a carryout pizza business with no delivery but with the ability to seat about twenty customers. The house is on a separate parcel from the proposed restaurant. The Faraone's own the access to both Hoff Road and Blooming Grove Road. There is room to expand the business in the future. The underground gasoline tanks have been removed. Zoning Officer Menges noted that the applicants are aware of what they will need to do

if they wish to expand their business, including land development plans and addressing stormwater issues.

Planners Quinn/McAndrew moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z10-03 – Giovanni & Jessica L. Faraone requesting a special exception to Section 201.2 (Uses Not Provided For) in order to operate a pizza restaurant as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 6-1 vote with Planner Felix casting the dissenting vote.

Z10-04-ERIC & ERICA IMMLER, 423 S. High Street, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a storage building that encroaches into the side setbacks. The property is located at 423 S. High Street in the R-8 zone.

No one was present to represent the request.

Planners Van de Castle/McAndrew moved that the case be continued until someone is present to represent the request. Motion carried on 7-0 vote.

The Planners received the following waiver or exoneration requests:

National Pretzel Hanover Bakery is requesting exoneration from land development plans in order to pave an existing stone lot. The property is located at 680 W. Chestnut Street.

Troy Mummert, Plant Manager, represented this request. National Pretzel is proposing to pave the existing stone lot behind their facility on West Chestnut Street. They have experienced trucks getting stuck in the lot as it is currently being used. There is a drain in the center of the lot and the lot will be sloped so that the water goes in that direction. Mr. Mummert did not know where the water went. The proposed paving is about 131' by 161'. Engineer Bortner could not find an approved land development plan on this parcel but only looked through the time he has been Engineer but he felt there may be a plan that is older. Mr. Mummert said he thought that the property was constructed in 1973. The SD/LD ordinance was adopted in the 60's but the stormwater management ordinance was not adopted until 1988. Engineer Bortner felt the property does not meet the requirements of the Stormwater Management Ordinance. Zoning Officer Menges noted that there is an area on the property where trailers are occasionally parked where they should not be. Mr. Mummert noted that trailers are parked there when they have issues regarding moving and storing of trailers. Mr. Mummert noted that the company owns a lot across the street where they can park about 90 trailers.

Planner Quinn left at this time. (7:35 pm)

Planners Van de Castle/Marsh moved to deny the request until such time as the applicant provides information on where the runoff water from the property goes. If they cannot establish this to the satisfaction of the Township Engineer then a land development plan will be required. Motion carried on a 4-2 vote with Planners Felix and Goldsmith casting the dissenting vote.

Johnston and Associates, Inc. on behalf of Crosswinds Associates Development Co., is requesting a waiver from Section 605 (Landscaping & Bufferyards) of Subdivision and Land Development Ordinance in regards to the Breezewood Drive Project.

No one was present to represent this case.

Planners Van de Castle/McAndrew moved that the request be denied until someone is present to represent this request. Motion carried on a 6-0 vote.

National Barn Company is requesting exoneration from the requirement of land development in order to construct a new woodcut path. The property is located at 25 Industrial Drive.

Jeffrey Fertich, Structural Engineering Resources LLC, represented this request on behalf of National Barn Company. They are proposing a plank/timber drive for access to the property. This would be a driveway consisting of logs and timbers of which vehicles would drive. The life of the path would be ten years. National Barn Company would cut the logs and lay them. There will be space between each log where water would be able to drain. Mr. Fertich stated this is not an unconventional request but not common in this area. Engineer Bortner stated that the current land development plan does not address this driveway. Engineer Bortner was concerned about the driveway on the other side of the creek which he thought went away but it is shown has a future access on this request. Engineer Bortner stated that Mr. Thomas comes in with a land development plan about twice a year and it initially starts with a request for a waiver. Engineer Bortner showed the current pictometry picture of the property, which does not show the features on the most current land development plan.

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

John R. Bittinger, on behalf of Michael Bair, Hanover Bowling Center is requesting exoneration from land development plans in order to construct an addition to the bowling alley. The property is located at 1630 Broadway.

Michael Bair represented this request. He would like to construct an addition to the existing bowling center building. The addition will be 2,797 square feet allowing the creation of four rooms with expandable walls. They will use this for birthday parties and other events. Engineer Bortner reported that there was an approved land development plan with an addition in the back and the front that was never built. The approved addition has less square footage than the current proposal. This addition will result in parties and other activities being eliminated from the current bowling area. The average attendance at a child's birthday party is about six to eight. There are some corporate parties held at the facility. This addition may increase the party activity but all will be scheduled. Zoning Officer Menges noted that there are enough parking spaces.

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

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

P01-28 – HIGH POINTE @ ROJEN FARMS, 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.

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.

P03-30 – 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.

P10-02 - PENN TOWNSHIP, 20 Wayne Avenue, Hanover, PA 17331. A final add-on subdivision submitted in order to add Lot 45 to the Grandview Acres-Section One. The property is located at Cardinal Drive in the R-15 zone.

There was no action taken on this plan.

The meeting adjourned at 8:00 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
JUNE 3, 2010

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on June 3, 2010 at the Penn Township Municipal Building. Also present were planning members David Quinn, Paul McAndrew, Fred Marsh and Wendell Felix. Planner Stede Mummert was absent with notice. Planner Dan Goldsmith was absent without notice. Also present were Township Engineer Bortner and Zoning Officer Menges.

The May 6, 2010 Planning Commission minutes were approved as submitted.

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

Z10-04-ERIC & ERICA IMMLER, 423 S. High Street, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a storage building that encroaches into the side setbacks. The property is located at 423 S. High Street in the R-8 zone.

Eric Immler represented the request. He is requesting to replace the existing 12' x 12' shed with a 14' x 20' shed, which is technically a single car garage. He would be using the facility for storage and a workshop. The shed would be about 7.5 feet from the side property line. Zoning Officer Menges noted that some of the homes on South High Street front both South High Street and Beck Mill Road. This is the last property that fronts both streets. The shed will remain thirty-five feet from the rear property line as it is being placed in the same location as the current shed. This will be a prebuilt structure set in place with a stone base. He has a letter from the neighbor providing support for the shed. The neighboring house sets close to the property line and does not meet the current side setback requirements.

Planners McAndrew/Quinn moved for a favorable recommendation to the Penn Township Zoning Hearing Board Z10-04 Eric and Erica Immler requesting a variance to Section 202.3 (Area and Bulk) in order to construct a storage building that encroaches into the side setbacks as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on 4-1 vote with Planner Felix casting the dissenting vote.

Z10-05-CHAD ANTHONY HOFFHIENS, 108 Lion Drive, Hanover, PA. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct an addition that encroaches into the rear setbacks. The property is located at 108 Lion Drive in the R-15 zone.

Chad Hoffhiens represented the request. He is requesting a two-foot variance on the rear setback for a new addition to his house. This will allow him to move the dining room table into the addition and provide more open space for his family. The existing ten-foot deck would be removed. The deck already sits into the setback by over one foot. He has spoken to both his neighbors and they have no objection to the project. The new addition would measure 17' x 10'. The distance from the addition to the rear property line would be 28'.

Planners Quinn/Marsh moved for a favorable recommendation to Z10-05 – Chad Anthony Hoffheins requesting a variance to Section 203.3 (Area and Bulk) in order to construct an addition that

encroaches into the rear setbacks, 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:

Johnston and Associates, Inc. on behalf of Crosswinds Associates Development Co., is requesting a waiver from Section 605 (Landscaping & Bufferyards) of the Subdivision and Land Development Ordinance in regards to the Breezewood Drive Project.

Joe Stein, Johnston and Associates, Inc, represented this request. He is seeking a waiver of Section 605, which requires a registered architect for the landscape plan. The plan has been on file since 2003 and his client is trying to reduce the cost of the project. He stated that they meet the requirements of the Subdivision and Land Development Ordinance. There was some concern about how some property owners would be able to access their property across the stream. Mr. Stein stated that it is a wooded area and most homeowners would not want to remove the trees and plant grass. Planner Felix noted that the Subdivision and Land Development Ordinance was approved with the requirement that a landscape architect is required to sign off on the plan.

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

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.

Joe Stein, Johnston and Associates, Inc., represented this plan. Township Engineer Bortner reported that they are still working on the technical aspects of the plan. This is a twelve-lot subdivision with duplex units. The plan has been developed in conjunction with the Pine Brooke Plan. They will reconstruct portions of Breezewood Drive that is closest to the project. The developer is looking to move forward at this time. They have received approval from DEP for the sewer line across Oil Creek. Mr. Stein does not think they will be requesting any additional waivers. There was some discussion regarding the location of lot 12. There is a parcel that is still owned by the Hall Estates III Home Owners Association then this property starts. There was a land swap plan between Pine Brooke and Breezewood Drive Project and Penn Township to help improve the lot layouts and to improve Breezewood Drive. Engineer Bortner explained the land swaps for the two projects that would improve the street. York County Planning Commission comments date back to 2003.

Some of the delay for this plan had little to do with the economy but mostly the sanitary sewer.

Engineer Bortner stated that the Breezewood Interceptor was installed in 1989 or 1990 to eliminate a pump station.

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.

P10-04 – ALAN & LONA I. BRIDENBAUGH, 51 Brewster Street, Hanover, PA 17331. A final add-on subdivision submitted in order to create residential lots. The property is located at 51 Brewster Street in the R-8 zone.

Reg Baugher, Hanover Land Services, represented the plan. These are three lots that were part of a subdivision plan in the 1970's. There are two existing homes on the front lots. There is an existing panhandle building lot that the applicants would like to remove and place the property with each of the existing homes. The lot as it currently sits is an approved building lot. York County Planning Commission comments have not yet been received. Engineer Bortner comments have been addressed. There is an existing sewer line right of way that is not being used by the Township and they are looking for the Township to return the right of way. Mr. Baugher has spoken to WWTP Superintendent Mahone who will speak to Manager Garvick.

P10-05-PARADISE CONGREGATION OF JEHOVAH'S WITNESS, c/o Rainee Ruhlman, 5 Paradise Court, Hanover PA 17331. A final add-on subdivision submitted to be used as a place of worship. The property is located at 5 Paradise Court in the R-15 zone.

Reg Baugher, Hanover Land Services, represented this plan. There is an existing lot to the rear of the church they would like to add on to the existing property. York County Planning Commission comments were not received.

The meeting adjourned at 7:49 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
JULY 1, 2010

Vice Chairman Paul McAndrew called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on July 1, 2010 at the Penn Township Municipal Building. Also present were planning members David Quinn, Fred Marsh Wendell Felix, Stede Mummert, and Daniel Goldsmith. Ray Van de Castle was absent with notice. Also present were Township Engineer Eric Bortner and Zoning Officer John Menges.

The June 3, 2010 Planning Commission minutes were approved as submitted.

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

Z10-06 – JAMES JASON DEAL, 2061 Grandview Road, Hanover, PA 17331. Applicant is requesting a variance to Section 611D (Conversion of Dwelling for Additional Family Members) in order to construct an additional dwelling unit for family members that exceeds the maximum square footage. The property is located at 2061 Grandview Road in the R-15 zone.

James Deal and Tim Fuhrman represented this request. Mr. Deal would like to build in-law quarters for his mother-in-law. They are requesting a variance of thirty square feet over the maximum allowed by the ordinance. He is requesting a 20' by 24' addition to the home, which makes the addition 480 square feet instead of the 450 square feet allowed by the ordinance. They will install a handicapped walkway adjacent to the house. There will be a separate entrance into the addition, which will be located on the right hand side of the house. They are not encroaching into any of the setbacks. They are building the addition so that it is handicapped accessible and that is why they need the additional square footage. The applicant needs to certify each year that the mother-in-law or some family member is living in the unit. If the home were no longer be used as an in-laws quarters it would need to be converted back into a single-family dwelling unit. Mr. Fuhrman stated that the addition is being designed so that the new kitchen can be easily converted, along with the existing kitchen, back to one kitchen facility.

Planners Mummert/Marsh moved to for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z10 -06- James Jason Deal, requesting a variance to Section 611D (Conversion of Dwelling for Additional Family Members) in order to construct an additional dwelling unit for family members that exceeds the maximum square footage, as it meets the requirements for a variance as forth in Section 502.3 a) thru f). Motion carried on 6-0 vote.

Z10-07 - MICHEAL S. AND CHRISTINE L. COOPER, 848 Baltimore Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.3 (b) (Replacement) and Section 634 (Replacement of Nonconformity by another Nonconformity) in order to replace an existing shed with an addition that encroaches into rear setbacks. The property is located at 848 Baltimore Street in the H/B zone.

Attorney Scott Strausbaugh, Becker and Strausbaugh, represented Mr. and Mrs. Cooper on this request. This request had been before the Commission previously but was denied by the Penn Township Zoning Hearing Board. They are proposing to remove an existing 150 square foot metal shed and an 870 square foot shed and replacing them with a shed that is 960 square feet that will be located 17' from the rear property line. They are decreasing the dimensional nonconformity but it will still be a nonconforming

structure. They are also reducing the amount of building square footage on the property. There will be no additional signage or lighting on the property. It will be a new building with fresh paint, which will improve the appearance of the property. They are increasing the space where Mr. Cooper does his work. Some of the vehicles have to be worked on outside of the building and with the addition he will be able to work on larger sized vehicles in an enclosed area. This will help reduce the noise being created on the property and there will be no additional traffic created by this project. There will be additional landscaping on the property with the shed addition. There is a side setback that is not met and they will be extending that side setback but increasing the rear setback. Mr. Strausbaugh stated that the neighbor to the rear does not have a problem with it and also encourages the removal of the shed.

The previous case was heard in December 2009 and Zoning Officer Menges read the denial letter from the Zoning Hearing Board case. Zoning Officer Menges stated that he was contacted by Mr. Strausbaugh and directed him to contact the Zoning Hearing Board solicitor. As a result, correspondence was sent back and forth between the applicant and the Solicitor, and it was decided by the Zoning Board Solicitor that the change in the application to a special exception was enough for the request to be sent back to the Zoning Hearing Board.

Attorney Strausbaugh stated that he has reviewed the case and has determined that the request should have been applied for as special exception rather than a variance. It is not the use but the buildings that are not conforming. This is a permitted use allowed in the zone in which they are located. They are expanding a dimensional nonconformity and not a nonconforming use. The new lot coverage will be 79.6% and the maximum lot coverage allowed is 80%. The existing impervious area is 91%. Macadam would be removed towards Baltimore Street to decrease the amount of impervious area.

Planners Mummert/McAndrew moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z10-07 Michael S. and Christine L. Cooper requesting a special exception to Section 407.3 b (Replacement) and Section 634 (Replacement of Nonconformity by Another Nonconformity) in order to replace an existing shed with an addition that encroaches into the rear setbacks as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion was denied on a 3-3 vote with Planners Felix, Goldsmith, and Quinn casting the dissenting votes.

Z10-08 – SNYDER’S OF HANOVER, INC. 1250 York Street, Hanover, PA 17331.

Applicant is requesting a variance to Section 203.2 (Use Regulations) and a special exception to Section 322 (Uses Not Provided For) and Section 630 (Power Generation Facilities/Gas Fired Generators) in order to construct a solar energy system. The property is located on York Street across from main office in the Industrial and R-15 zones.

James Butt, Snyder’s of Hanover, along with Jeff Rhoads and Bob Kline from RMK, represented this request. Mr. Butt informed the Planners that the philosophy of Snyder’s of Hanover is to reduce the company’s carbon footprint. They are proposing to locate a solar farm on property across SR 116 from their headquarters. The installation is to be completed within five months of final approval. The solar panel array will generate about 4,269,000 kilowatt hours per year, which will result in a reduction of about 27% of the electricity used by Snyder’s. The solar panels will be located on six and one half acres of land. This solar energy will enable Snyder’s to reduce carbon dioxide emissions over the next twenty-five years. This will help them comply with any legislation that is adopted by the state or federal government if they pass the cap and trade bill. This will be the largest on-ground solar farm in the state. Some of the project falls in the R-15 zone, which requires a variance along with a special exception for the industrial zone. If

it is not approved this could be a hardship for the company because the further away the solar farm is from the intended area the less efficient is the energy production.

They Planners were provided a plan and photo of the panel arrays and some of the landscaping on the current properties. The latitude of the property will determine the angle of the array. The panels are durable and weatherproof. They will make a request to the utility to use the existing wires and, if approved, an underground routing system would not be necessary. There was concern about bufferyards for the project and the protection of the neighboring properties along Grandview Road. The land development plan will require additional landscaping. The engineers also noted that they could change the panel configuration if it appears to impact the adjoining properties. This is a preliminary layout of the request. The engineers explained how the system would work and provided an explanation as to how much energy this would be equivalent to.

Planners Quinn/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z10-08 – Snyder’s of Hanover, Inc. requesting a variance to Section 203.2 (Use Regulations) and a special exception to Section 322 (Uses Not Provided For) and Section 630 (Power Generation Facilities/Gas Fired Generators) in order to construct a solar energy system, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f) and the requirements for special exception as set forth in Section 503.3 a) thru e). Motion carried on a 6-0 request.

Z10-09 – JESSICA FRIEDLAND, 2400 Grandview Road, Hanover, PA 17331. Applicant is requesting a variance to Section 207.2 (Uses by Right) in order to operate an animal hospital. The property is located at 1055 Baltimore Street in the S/C zone.

Jessica Friedland represented this request. Zoning Officer Menges stated that this is a variance request because of a previous zoning case wherein the request is being proposed in a shopping commercial zone and the animal hospital is being viewed the same as a medical clinic. There will be very limited overnight stays for the animals. There was discussion regarding the hours of operation. She will be housing animals for medical procedures and if an overnight stay were required they would be minimal. There was some discussion about what type of facility this is compared to the other animal hospital located at Grandview Plaza. The concern was about how the previous zoning case was handled and why it was sent back from the Zoning Hearing Board to the Planning Commission. Zoning Officer Menges will review the case.

Planner Mummert/Quinn moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Z10-09 Jessica Friedland requesting a variance to Section 207.2 (Uses by Right) in order to operate and animal hospital as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on 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.

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.

P03-30 – 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.

P10-04 – ALAN & LONA I. BRIDENBAUGH, 51 Brewster Street, Hanover, PA 17331. A final add-on subdivision submitted in order to create residential lots. The property is located at 51 Brewster Street in the R-8 zone.

Reg Baugher, Hanover Land Services, represented the plan. York County Planning Commission comments have been received and addressed. Township Engineer comments have been addressed. They included some zoning comments along with adjusting the flood plain on one of the lots. Mr. Baugher reviewed what the purpose use is. There is a utility right-of-way on the property that is no longer required by the Township. The procedure for returning this ROW to the property owners is being researched.

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

P10-05-PARADISE CONGREGATION OF JEHOVAH'S WITNESS, c/o Rainee Ruhlman, 5 Paradise Court, Hanover PA 17331. A final add-on subdivision submitted to be used as a place of worship. The property is located at 5 Paradise Court in the R-15 zone.

Reg Baugher, Hanover Land Services, represented the plan. York County Planning Commission comments have been received and no revisions were needed. Mr. Baugher explained the reason for the planned add-on.

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

P10-06 – REVISED FINAL SUBDIVISION & LAND DEVELOPMENT PLAN FOR LOT -1 GATEWAY HANOVER, Conewago Contractors, Inc., 610 Edgegrove Road, P.O. Box 688, Hanover, PA 17331. A final subdivision and land development plan submitted in order to develop Lot 1. The property is located north of Wilson Avenue, East of Route 94 in the shopping/commercial zone.

Alan Smith, Conewago Contractors, represented this plan. They need to add additional parking for two restaurants that are being proposed on the parcel. Lot "C" on the property will no longer be a convenience store but possibly a bank. The anchor store had a problem with the gas pumps being proposed. The access drive will remain the same along with the intersection although the Township suggested some revisions. They will be providing a revised plan.

The meeting adjourned at 8:14 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
AUGUST 5, 2010

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on August 5, 2010 at the Penn Township Municipal Building. Also present were planning members David Quinn, Fred Marsh, and Daniel Goldsmith. Planners Paul McAndrew, Stede Mummert, and Wendell Felix were absent with notice. Also present were Township Engineer Eric Bortner and Zoning Officer John Menges.

The July 1, 2010 Planning Commission minutes were approved as submitted.

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

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.

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.

Joe Stein, Johnston and Associates Inc., represented this plan. Engineer Bortner noted that he brought along the York County Planning Commission comments from 2003. The lots are similar but most of the plan has changed. They had requested a waiver of the landscaping requirements but were denied. The developers believe their plan will be constructed before the Pine Brooke development. The Wandering Streams plan shows the improvements for Breezewood Drive that are contingent upon and match up with the Pine Brooke development. Pine Brooke should be able to tie into the Breezewood Drive improvements when they are ready to construct. The developers have redesigned the sewer line so it ties into the Township's interceptor on the other side of Oil creek. The proposed Breezewood Drive is much wider which will allow on-street parking. They are going to tie back their improvements into the current configuration of the street. There is stream bank stabilization since there was significant erosion. They have proposed to rip rap the stream banks to prevent future erosion. They have Department of Environmental Protection permits for the sewer crossing. Township Engineer Bortner reported that everything has been met, although there is no approved planning module yet. The profiles have been updated along with the landscape plan being included. Some of the planning details were moved from

one page to another. Lot six will not have a little deck or porch due to the proximity of the stream bank. They have supplied elevations on each unit. All of the basements are above the one hundred year flood elevation. Some of the lots have double storm water areas because some lots do not have storm water management. The core reports for the site are on file with the township. The property will sit for awhile after the approval due to the current economy. There was some discussion by the planners regarding the unsuitability of placing homes on such steep grades and in close proximity to the stream. Mr. Stein reiterated that the plan meets all the requirements of the Township's SD/LD ordinance.

Planner Quinn/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion failed on 1-3 vote with Planners Van de Castle, Marsh and Goldsmith casting the dissenting votes.

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 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 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.

P10-06 – REVISED FINAL SUBDIVISION & LAND DEVELOPMENT PLAN FOR LOT -1 GATEWAY HANOVER, Conewago Contractors, Inc., 610 Edgegrove Road, P.O. Box 688, Hanover, PA 17331. A final subdivision and land development plan submitted in order to develop Lot 1. The property is located north of Wilson Avenue, East of Route 94 in the shopping/commercial zone.

Alan Smith, Conewago Contractors Inc., represented this plan. The plan shows some minor adjustments to the storm water and ground water recharge and seepage pits. They realigned a drive way that is “right out only” to help the internal traffic situation. There were a lot of notes on this plan that were confusing and the plan was sterilized to include only those comments related the plan. Also, York County Planning Commission submitted comments based on the entire plan and not just this lot. The plan is a change in the approved lot lines. The tenant on lot 1 needs extra parking space and the lot lines needed to be moved to accommodate the additional parking requirements. The original lot was designed in compliance with the national standard for parking spaces but the proposed tenant needs 145 spaces instead of the 115 the lot was designed for. Township Engineer Bortner believes that the concerns have been addressed but though some of the comments made by the York County Planning Commission were not appropriate. Lot 1c is now a bank rather than a convenience store. A plan with changed lot lines could be made again but may not since most of the tenants located in Penn Township have been secured. The improvements are in Penn Township with the parking lots located in Adams County. The Township regulations will supercede those of Adams County. The traffic signal is at the intersection of Conewago Township and Penn Township and Penn Township will maintain it.

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

P10-07 – SOLAR PANEL LAYOUT, c/o Gerald Funke, GHI Engineers & Surveyors, Inc., 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a solar farm. The property is located across from 1250 York Street in the Industrial & R-15 zones.
There was no action taken on this plan.

The meeting adjourned at 7:40 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
SEPTEMBER 2, 2010

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on September 2, 2010 at the Penn Township Municipal Building. Also present were planning members David Quinn, Fred Marsh, Daniel Goldsmith, Paul McAndrew, Stede Mummert, and Wendell Felix, along with Township Engineer Eric Bortner and Zoning Officer John Menges.

The August 5, 2010 Planning Commission minutes were approved as submitted.

Zoning Officer Menges gave each applicant a placard they were to post on their property advertising the zoning case. Mr. Menges stated this was being done to meet the posting requirements and because of the Labor Day holiday.

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

Z10-10 – JUDY HARRIS, 1121 Brian Lane, Hanover, PA 17331. Applicant is requesting a variance to Section 204.2 (Use Regulations) in order to operate a low impact home based business for meditative practice. The property is located at 1121 Brian Lane in the R-22 zone.

Judy Harris, 1121 Brian Lane, represented this request. The applicant would like to have a Reiki treatment center in her home. This would be similar to a massage therapy practice. She has been trying to get clients since she moved to Penn Township in March 2010. Each session would last about an hour and she would like to have about two clients a day. Reiki involves a practitioner applying either a light hands-on or hands-off therapy to channel energy flow so there is no medicine applied or supplied.

Planners Marsh/McAndrew moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z10-10 – Judy Harris requesting a variance to Section 204.2 (Use Regulations) in order to operate a low impact home based business for meditative practice as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 7-0 vote.

Z10-11 MISTY HICKS, 2124 Grandview Road, Hanover, PA 17731. Applicant is requesting a variance to Section 203.2 (Use Regulations) and Section 623 (Livestock and Poultry Kept for Personal Use) in order to keep livestock for personal use. The property is located at 2124 Grandview Road in the R-15 zone.

Misty Hicks represented this request. The land was given to her by her father and was previously used for agriculture. The rear of the property is still being used for agriculture and is planted in soybeans and corn. Ms. Hicks owns 4.7 acres of land and will keep her three horses, which are currently being boarded at another location, to the rear of her property. There are residential homes on the other side of the property. She would like to have three to four horses on the property and would use the existing steer barns for the horses. Her relatives own two of the adjoining properties. She is proposing to create a fenced in area that is currently in hay and a secondary pasture for rotation where there currently are strawberries and soybeans planted. Her brother owns the other structures near the property.

Planner Felix expressed concern about the development that has occurred along Grandview Drive and may continue in this area. Gary Martin stated the land around the property has already been developed and will not see any additional development. Planner Felix stated that his concern is for future development once the variance is granted.

Zoning Officer Menges noted that the property at one point was a grand fathered use but the property owner subdivided it and that requires new improvements to meet the current zoning ordinance.

Planners Marsh/Quinn moved for a favorable recommendation to Penn Township Zoning Hearing Board on case Z10-11 – Misty Hicks, 2124 Grandview Road, requesting a variance to Section 203.2 (Use Regulations) and Section 623 (Livestock and Poultry kept for Personal Use) in order to keep livestock for personal use as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). The motion carried on a 6-1 vote with Planner Felix casting the dissenting vote.

Z10-12 – SUQUEHANNA BANK, 9 East Main Street, Lititz, PA 17543. Applicant is requesting a variance to Section 203.2 (Use Regulations) in order to expand existing bank. The property is located at 1345 Baltimore Pike/4021 Grandview Road in the Shopping/Commercial and R-15 zones.

Planners Mummert/Van de Castle moved for a denial of the variance until someone was present to represent the request. Motion carried on a 7-0 vote.

Z10-13 – BEN AND KAREN LAWRENCE, 131 Timber Lane, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct a porch with handicap ramp that encroaches into the front setbacks. The property is located at 131 Timber Lane in the R-15 zone.

Ben Lawrence represented this request. The only way to exit the home at 131 Timber Lane is by steps and he would like to replace them with a handicap ramp. About two years ago Mrs. Lawrence was diagnosed with multiple sclerosis and the doctor recommended that the steps be removed to allow it make it safer for her to access the home. It was also prevent her from becoming a shut-in. Pat Ewald, 133 Timber Lane, was present and had no objection to the porch with the ramp. Mr. Lawrence has owned the home since 1990 and Ms. Ewald has owned her home since 1991.

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z10-13 Ben and Karen Lawrence, 131 Timber Lane, requesting a variance to Section 203.3 (Area and Bulk) in order to construct a porch with 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 7-0 vote.

The Planners received the following waiver or exoneration requests:

Group Hanover, Inc. as a representative of Snyder's of Hanover, Inc. is requesting a partial waiver to Section 605 (Landscaping and Bufferyards) in regards to the Solar Energy System located along York Street extended (Route 116).

Gerry Funk, Group Hanover, Inc. and Jim Butts, Snyder's of Hanover represented this request. The plan that is being presented is the one that was shown to the Zoning Hearing Board but not to the Planning Commission during their variance request. There is going to be a buffer yard along the east and south sides of the property. They are requesting a waiver of the buffer yard along Route 116 facing the Snyder's facility. The bank is four feet to eight feet high as the property progresses north along Route 116. There is a fifty-foot setback from York Street. The Zoning Hearing Board approved the plan with the buffer along Hirtland Avenue, Littleton and Northview Drive. The theory is that the land along Route 116 is zoned Industrial and the land where the existing Snyder's facility is located is also zoned industrial so there is no need for a buffer. They would like Snyder's customers to see the solar farm.

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

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

P01-28 – HIGH POINTE @ ROJEN FARMS, 751 Frederick Street, Hanover, PA 17331. A preliminary two hundred twenty-seven (227) lot subdivision located on Grandview Road in the R-22 and R-40 zones. (SOUTH). There was no action taken on this plan.

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.

P03-30 – 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.

P10-07 – WOOD ROAD, Lowell and Megan Thomas, II, 25 Industrial Drive, Hanover, PA 17331. A final and development submitted in order to construct a wooden log access drive. The property is located at 25 Industrial Drive in the Industrial Zone.

Lowell Thomas, II represented this request. Zoning Officer Menges stated that the plan was only sent to York County Planning Commission because the current reviewer Randy Beck was interested in the type of road construction. YCP does not typically review plans that are for development of roads or parking lots. Mr. Menges stated that the type of driveway being proposed was popular in the 1920's. Zoning Officer Menges stated that the request has been forwarded to the Zoning Hearing Board Solicitor because of the current Zoning Ordinance requiring that all roads and driveways must be asphalt, etc. Mr. Menges has not yet received a recommendation from the Solicitor as to whether or not this would be allowed by the ordinance. It is an interior road and will remain private. The end of the driveway that meets the public road will be designed and constructed according to Township requirements.

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

P10-08 – SOLAR PANEL LAYOUT, c/o Gerald Funke, GHI Engineers & Surveyors, Inc., 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a solar farm. The property is located across from 1250 York Street in the Industrial & R-15 zones.

Gerry Funke, Group Hanover Inc., and Jim Butts, Snyder's of Hanover represented this plan. This was the initial review of the plan. The existing road to the farmhouse will be used to access the property. There was additional discussion about the plan during the waiver request.

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

P10-09 – WALLEN TRACT APARTMENTS/SOUTH WEST CROSSING, LLC, South West Crossing, LLC, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan for 48 unit multi-family complex. The property is located at Baer Avenue and Bowman Road in the R-8 zone. There was no action taken on this plan.

The meeting adjourned at 7:50 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
OCTOBER 7, 2010

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on October 7, 2010 at the Penn Township Municipal Building. Also present were planning members David Quinn, Fred Marsh, Daniel Goldsmith, Paul McAndrew, Stede Mummert, and Wendell Felix, along with Township Engineer Eric Bortner and Zoning Officer John Menges.

The September 2, 2010 Planning Commission minutes were approved as submitted.

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

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.

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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.

P03-30 – 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.

P10-09 – WALLEN TRACT APARTMENTS/SOUTH WEST CROSSING, LLC, South West Crossing, LLC, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan for 48 unit multi-family complex. The property is located at Baer Avenue and Bowman Road in the R-8 zone.

Scott Barnhart, Burkentine and Sons, represented this plan. The final land development plan is slightly different from the preliminary land development plan due to the placement of the Metropolitan Edison (met ed) utility poles. They are trying not to remove an existing pole and therefore they are placing the sidewalk around the existing pole so it does not have to be relocated. The pole is on the adjoining property and there are driveways on either side of the poles. Engineer Bortner is not in favor of it but it has been done in the Penn Meadows development with the same developer. There was some discussion about the same situation that occurred on Baltimore Street. South Western School District has provided an easement to Burkentine on the district's property.

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 6-1 vote with Planner Goldsmith casting the dissenting.

P10-10 – MICHAEL S. AND CHRISTINE COOPER, 848 Baltimore Street, Hanover, PA 17331. A final land development plan submitted in order to construct an addition. The property is located at 848 Baltimore Street in the H/B zone.

Reg Baugher, Hanover Land Services, represented the plan. This plan addresses York County Planning Commission comments and includes the placement of the nearest fire hydrant, and the verification for the grading plan and stormwater management plan approved by the Township Engineer. They have not received the registered landscape architect plan and they need the date of the zoning approval from Zoning Officer Menges. Mr. Baugher stated that he had someone else check the impervious area and the calculations came out the same. They do not exceed what is allowed by the ordinance.

Planner Quinn moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this plan. Motion failed for a lack of a second

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on 6-1 vote with Planner Quinn casting the dissenting vote.

P10-11 – LEGACY ATHLETIC, Gerald Funke, c/o GHI Engineering & Surveyors, Inc. 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a manufacturing building. The property is located at 300 Fame Avenue in the Industrial Zone.
There was no action taken on this plan.

P10 – 12 – YORK VILLAGE APARTMENTS, LCL – York Village Associates, L.P., 199 Baldwin Road, Suite 140, Parsippany, NJ 07054. A preliminary/final reverse subdivision and land development plan submitted in order to construct two (2) multi-family dwellings consisting of 15 units total and office building. The property is located on West Alvin Avenue in the A/O zone.
There was no action taken on this plan.

The meeting adjourned at 7:26 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
NOVEMBER 4, 2010

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on November 4, 2010 at the Penn Township Municipal Building. Also present were planning members David Quinn, Fred Marsh, Daniel Goldsmith, Paul McAndrew, Stede Mummert, and Wendell Felix, along with Township Engineer Eric Bortner.

The October 7, 2010 Planning Commission minutes were approved as submitted.

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

Z10-14-LEGACY ATHLETIC: 300 FAME AVENUE, HANOVER, PA 17331. Applicant is requesting a variance to Section 304.2 (Loading Space) for a warehouse addition that does not meet the requirements of off-street loading spaces. The property is located at 300 Fame Avenue in the Industrial Zone.

Gerry Funke, Group Hanover, Inc., and Andy Brough, Conewago Enterprises, represented this request. Per the ordinance, Legacy Athletic is required to have five loading spaces. Legacy Athletic has only one truck that delivers materials once a week and shipments out of the facility are sent by UPS. They are showing four loading spaces on the current property. They need parking spaces for employees rather than loading spaces. During their busy season they hire temporary workers. They will have one loading space and a drive through area when the plan is complete along with a new office area and additional parking spaces. The company embroiders hats and apparel. There was some concern as to how any future tenants would be able to create additional loading spaces. The facility would have to be re-stripped or parking spaces would need to be eliminated if additional loading spaces were required. There was some confusion on loading spaces versus loading docks. The loading spaces are larger spaces than parking spaces.

Planners McAndrew/Quinn moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Z10-14 Legacy Athletic requesting a variance to Section 304.2 (Loading Space) for a warehouse addition that does not meet the requirements of off-street loading spaces, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 7-0 vote.

The Planners received the following waiver or exoneration requests:

Herbert, Rowland, & Grubic, Inc., on behalf of LCL-York Village Apartment is requesting modifications to Sections 402.s (Preliminary Plan), 405 (Final Plan) and 605 (Landscaping and Bufferyards) of the Subdivision and Land Development Ordinance. The property is located on West Alvin Street. There was no one present to represent this request.

WRDC is requesting exoneration from land development plans in order to construct renovations to North Point Plaza (formerly Delco Plaza). The property is located at 1150 Carlisle Street.

Karen Martin, property manager, and Michael Willner, WRDC, represented this request. They are proposing to demolish the movie theater and replace it with a 9,814 square foot building. They will be using some of the existing green area and replacing it with an island in the parking lot. They will also be reconfiguring the traffic flow through the parking lot. WRDC owns the former DELCO Plaza buildings along with Kentucky Fried Chicken and the Beijing Place. Engineer Bortner reported that he has plans for Kentucky Fried Chicken from 1996 and the expansion of the movie theater in 1993, which includes the expansion of Eisenhower drive. The 1993 plan does not show the buildings along Carlisle Street. They are decreasing the total square footage but increasing the parking spaces. Engineer Bortner does have a plan for Burger King, which is not owned by WRDC, showing the connection of the Burger King parking lot to the shopping center parking lot. Pizza Hut will be going into the new building. They are proposing a reconfiguration of the parking lot for better flow. There was some discussion about the expansion of Carlisle Street and it will take about four feet from the shopping center property. There was some discussion about how the property on Radio Road accesses their home.

Planner Quinn moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion failed for a lack of a second.

Planners Mummert/McAndrew moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on 6-1 vote with Planner Quinn 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.

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.

P03-30 – 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 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 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.

P10-09 – WALLEN TRACT APARTMENTS/SOUTH WEST CROSSING, LLC, South West Crossing, LLC, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan for 48 unit multi-family complex. The property is located at Baer Avenue and Bowman Road in the R-8 zone.

P10-11 – LEGACY ATHLETIC, Gerald Funke, c/o GHI Engineering & Surveyors, Inc. 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a manufacturing building. The property is located at 300 Fame Avenue in the Industrial Zone.

Gerald Funke, Group Hanover Inc., represented this plan. York County Planning Commission Comments were received and reviewed. Township Engineer Bortner stated that York County Planning Commission comments have been addressed except for the zoning issue. Engineer Bortner stated there was some confusion on the size of the building, which resulted in confusion on the number of required parking spaces. Mr. Funke stated that the first plan was misrepresented because it did not show a line on the back of the lot. The total area of the building will be about 42,000 square feet rather than the 62,141 square feet that York County Planning interpreted it at. With this amount of space Mr. Funke believes that the parking meets that required by the ordinance.

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan pending approval by the Penn Township Zoning Hearing Board. Motion carried on 6-1 vote with Planner Felix casting the dissenting vote.

P10 – 12 – YORK VILLAGE APARTMENTS, LCL – York Village Associates, L.P., 199 Baldwin Road, Suite 140, Parsippany, NJ 07054. A preliminary/final reverse subdivision and land development plan submitted in order to construct two (2) multi-family dwellings consisting of 15 units total and office building. The property is located on West Alvin Avenue in the A/O zone.

There was no action taken on this plan.

P10-13 – PRETZEL PROPERTIES, LLC, 680 West Chestnut Street, Hanover, PA 17331 A reverse subdivision plan submitted in order to create one lot plat. The property is located 680 West Chestnut Street in the Industrial Zone.

Robert Sharrah represented this plan. York County Planning Commission comments have not been received. This a reverse subdivision of two existing lots into one lot. The two lots are parking lots along Chestnut Street. There are no improvements shown on this plan. The lot would only be 63% impervious with the combination of the two lots. There was a request for a waiver of the land development plan to pave the parking lots, which was denied.

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

The meeting adjourned at 7:42 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
DECEMBER 2, 2010

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on December 2, 2010 at the Penn Township Municipal Building. Also present were planning members David Quinn, Fred Marsh, Paul McAndrew, Stede Mummert, and Wendell Felix, along with Township Engineer Eric Bortner. Planner Dan Goldsmith was absent with notice.

The November 4, 2010 Planning Commission minutes were approved as submitted.

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

Z10-15 – Thomasine Kelley, 16 Newberry Street, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a front porch that encroaches into the front setbacks. The property is located at 16 Newberry Street in the R-8 zone.

Glenn Lippy, Jr. and Thomasine Kelley represented this request. They are requesting to build a 5' x 21' covered porch. The porch will run from the porch to the end of the house. There is an existing 5' by 5' concrete porch on the house. The applicant has lived at the home for about eight years. The Planners wanted to know what the original setback was. Township Engineer Bortner stated that he was not sure what it was but it appeared from the way the house is placed it was about twenty-five feet. The house sits second from the end of a dead end street.

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z10-15 – Thomasine Kelley, 16 Newberry Street, requesting a variance to Section 202.3 (Area and Bulk) in order to construct a front porch that encroaches into the front setbacks, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 6-0 vote.

Z10-16- Hanover Wesleyan Church, 200 South Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 204.2 (Uses by Special Exception) in order to operate a church day care. The property is located at Lot 125 Hickory Lane in the R-22 zone.

Pastor Jerry Beers represented this request. The applicant is requesting a special exception to operate a church day care. There is an agreement of sale. Pastor Beers provided a conceptual drawing of the proposed facility. Rev. Beers stated that he had spoken to Zoning Officer Menges about the idea and he suggested that he file an application before the zoning hearing board for the use. The facility currently does not exist but the church is looking to purchase the property for their children's ministry and to use the facility for day care when it is not being used for the ministry. The primary function of the facility will be the church ministry. Pastor Beers stated they have not yet applied for the state permits because they did not know if they would be able to get the Township approvals. The church's ministry will take place on Sundays and Wednesday nights. The facility will be for preschool students. The drawing shows a concept of where the children will be seated during church services. The zoning ordinance requires open area for the day care as well as additional parking area. The proposed building will set close to the road.

The pastor stated that they wanted to make sure the use was approved before the final steps were taken in planning and constructing the building. It is their intent to eventually relocate the church to this property. The church is a use by right in this zone.

Planners Mummert/McAndrew moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z10-16 – Hanover Wesleyan Church requesting a special exception to Section 204.2 (Uses by Special Exception) in order to operate a church day care, as meets the requirements for a special exception as set forth in Section 503.3 a) thru e) as long as they meet the requirements of Section 607 for a special exception. Motion carried on a 6-0 vote.

The Planners received the following waiver or exoneration requests:

Herbert, Rowland, & Grubic, Inc., on behalf of LCL-York Village Apartment is requesting modifications to Sections 402.s (Preliminary Plan), 405 (Final Plan) and 605 (Landscaping and Bufferyards) of the Subdivision and Land Development Ordinance. The property is located on West Alvin Street.

Jason Wolfe, HRG, represented this plan on behalf of LCL York Village Apartment. They are requesting a waiver of the preliminary plan, final plan and the landscaping and buffer yard requirements of the Township's Subdivision and Land Development Ordinance. The preliminary plan waiver they are requesting is to not show the existing streets within 400' feet of the tract. The project does not provide for any new streets but does include the extension of West Alvin Street by about fifty feet. The cover sheet contains a location map, which shows the layout of the existing streets within approximately 2,000 feet of the property. The plan does not impact the surrounding streets. They are requesting a waiver of the requirement to show the plan at 1 inch equals 50 feet and to instead show 1 inch equals 30 feet. They are also requesting to not provide a street layout plan at 1 inch equals 800 feet. Engineer Bortner stated that these requirements were established prior to computers and may not be as critical as it used to be. The Township's street map used to be set at the 800 feet scale and this would allow the plan to be overlaid on the street map which would help the Commission make decisions regarding the plan. Mr. Wolfe stated that the applicant has asked to increase the proposed building by an additional unit, which would still meet the Township's zoning ordinance because it would be less than ten units per acre. The third request was for a waiver of the landscaping & buffer yard requirements. A 10' buffer yard requires a structure of some sort whether it is a fence, wall or berm and or combination of wall or berm. There are four different options the applicant has for a 10' bufferyard. The use of a structure will create a difficult situation for maintenance in the unnamed alley considering the fence or wall would need to be directly adjacent to the unnamed alley's edge of road. The Township Engineer is concerned about the drainage because of the density of the proposed units. There was concern about water backing up to the neighbor's yards, which is occurring in other parts of the Township. There was some discussion about the proposed bufferyard as it is designed. Engineer Bortner was not sure how the proposed modification would help the problem that is going to be created. Engineer Bortner explained the difference between the two buffer yards. There was some discussion about the layout being changed to meet the ordinance requirements. Mr. Wolf stated that they could not get the twenty-five feet of buffer yard required. Mr. Bortner tried to get Mr. Wolfe to explain how the proposed buffer yard will help alleviate the storm water issues. The Planners discussed different possibilities to install a bufferyard that meets the Township requirements along with removing storm water from the area. Township Engineer Bortner reiterated that the Township is not causing the

hardship for the property owner. It was discussed moving the "patios" on the plan and extending the bufferyard closer to the building. It was noted that the number of units is causing part of the problem. It was noted that the units are probably larger than the minimum allowed by the ordinance. The Planners strongly suggested that the applicant review other options along with the size of the units proposed.

Planners McAndrew/Mummert moved for a favorable recommendation on a waiver request of Sections 402.s (Preliminary Plan) and 405 (Final Plan) to the Penn Township Board of Commissioners. Motion carried on 6-0 vote.

Planners McAndrew/Mummert moved for an unfavorable recommendation on a waiver request of 605 (Landscaping and Bufferyards) to the Penn Township Board of Commissioners. Any modifications to the ordinance would require additional requests. Motion carried on a 6-0 vote.

Giovanni's Pizza and Italian Restaurant is requesting an exoneration to land development plans in order to expand the parking lot. The property is located at 646 Blooming Grove Road.

Jerry Austin represented the owners of Giovanni's. The new restaurant was opened in late September and the business has been very successful which has resulted in insufficient parking. They are requesting a waiver of the land development ordinance due to the cost of preparing the plans and the fact that they just purchased and opened the business. Mr. Austin commented that the land development plan process could be very expensive. There is concern about the onset of winter weather because the current grass area they are parking may become muddy due to rain or snow. This is the area where the employees and some of the customers park. The desire is to get the area paved as soon as possible. There are five tables in the restaurant with seating for twenty customers. They are aware there are going to be issues with storm water along with screening to prevent light pollution. Chairman Van de Castle stated that if they do a land development plan it would allow them to prepare for any further expansion in the business or parking. Engineer Bortner stated that the Hanover asphalt plant does not produce asphalt all year but there are plants that will produce it for customers. There is a well on the property that is not being used. There is additional engineering that needs to be done for the project before it can be completed. The owner of the property expressed concern about being able to get additional funds for the land development process since she had to finance to begin the restaurant. Mr. Austin stated that the expansion of the restaurant might be difficult because they would need additional variances. They will lose some of the existing parking area due to having to use it for access to the new lot. It was noted that there never was a land development plan for this parcel.

Planners McAndrew/Quin moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried 4-2 with Planners Marsh and Mummert casting the dissenting vote.

Bohler Engineer, on behalf of Suquehanna Bank, is requesting a waiver from stormwater management requirements in accordance with Article VI, Section C of the Penn Township Stormwater Management Ordinance. No one was present to represent the request so the Commission did not consider the request.

Group Hanover, Inc., on behalf of Aquaphoenix Scientific is requesting a partial waiver to Section 605 (Landscaping and Bufferyards) of the Subdivision and Land Development Ordinance for the Aquaphoenix office expansion plan. The area is along Barnhart Drive.

Gerry Funke, Group Hanover, Inc., represented the request. They are requesting a waiver of the buffer yard along Barnhart Drive in the area of their proposed parking lot. The property across from them on Barnhart Drive is close to what they are proposing because it has no streetscape bufferyard along the entire property. The waiver is from the access drive east to the property line but the other side will have the buffer yard as required. It was noted that Fire Chief Cromer's comments regarding the driveway access and parking lot were addressed. This will help the ladder truck be able to get close enough to the building if necessary. They will have the same amount of parking spaces as originally proposed.

Planners Quinn/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on 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.

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.

P03-30 – 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.

P04-25 – 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 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 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.

P10-09 – WALLEN TRACT APARTMENTS/SOUTH WEST CROSSING, LLC, South West Crossing, LLC, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan for 48 unit multi-family complex. The property is located at Baer Avenue and Bowman Road in the R-8 zone. There was no action taken on this plan.

P10 – 12 – YORK VILLAGE APARTMENTS, LCL – York Village Associates, L.P., 199 Baldwin Road, Suite 140, Parsippany, NJ 07054. A preliminary/final reverse subdivision and land development plan submitted in order to construct two (2) multi-family dwellings consisting of 15 units total and office building. The property is located on West Alvin Avenue in the A/O zone. There was no action taken on this plan.

P10-13 – PRETZEL PROPERTIES, LLC, 680 West Chestnut Street, Hanover, PA 17331 A reverse subdivision plan submitted in order to create one lot plat. The property is located 680 West Chestnut Street in the Industrial Zone. There was no action taken on this plan.

P10-14 – CHAD E. MARTIN, 213 Breezewood Drive, Hanover PA 17331. A final add-on subdivision plan submitted in order to create a residential add-on. The property is located at 541 Blooming Grove Road in the R-40 zone.

Keith Bortner, Hanover Land Services, represented this plan. This is a small add on from one property owner to another. Mr. Bankert wants to straighten the land where his fence is located. York County Planning Commission comments were received and reviewed.

Planners McAndrew/Quinn moved for a favorable recommendation to Penn Township Board of Commissioners if York County Planning Commission comments are addressed. Motion carried on 6-0 vote.

P10-15 – NORTH POINT PLAZA, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a new building for retail us. The property is located at the intersection of Carlisle Street and Eisenhower Drive in the H/B zone.

Gerry Funke, Group Hanover, Inc., represented this plan. This is a land development plan for the former Delco Plaza. They are proposing the demolition of one of the buildings and adding a new building, which will be the site for Pizza Hut currently located on the other side of the street. The plan shows three accesses to the facility, which concerns the Township Engineer. Administrative Assistant Rodgers noted that the use is not a use by right or special exception in this zone. The plan will probably require a zoning variance to alter structure and expand the use along with some other provisions they are asking for such as the additional access on Eisenhower Drive. Engineer Bortner expressed concerns about stacking of traffic along Eisenhower Drive when people are trying to access the facility. York County Planning Commission comments have not been addressed. The Zoning Officer has approved the new signage for the facility.

Planner McAndrew left at 8:55.

P10-16 – AQUAPHOENIX SCIENTIFIC, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an addition for an office. The property is located at 9 Barnhart Drive in the Industrial Zone.

Gerry Funke, Group Hanover, Inc., represented the request. The plan was reviewed during the request for the waiver of the landscaping and bufferyards.

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

P10-17- SOUTH WESTERN SCHOOL DISTRICT BREEZEWOOD DRIVE SUBDIVISION, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted in order to create three lots. The property is located at the intersection of Breezewood Drive and Barrett Street in the R-15 zone.

Gerry Funke, Group Hanover, Inc., represented this request. The plan was changed to create three lots after it was initially filed for two. The School District is having a problem with the subdivision due to the fact a reverse subdivision on the School District lots was approved around 2005. The plan was recorded but the lots were not combined at the York County Assessment Office so it appears that this tract of land has several lots with several parcel numbers and is not one large parcel that can be subdivided. This will need to be resolved before the plan can proceed.

P10-18 – SUSQUEHANNA BANK ADDITION, Susquehanna Bancshares, Inc. Attn.: James Murphy, 206 North Cedar Street, P.O. Box 1000, Towson, MD 21204. A final land development plan submitted in order to construct a bank addition. The property is located at 1345 Baltimore Street and 4021 Grandview Road in the S/C and R-15 zones. There was no action taken on this plan.

The meeting adjourned at 9:09 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary