

PENN TOWNSHIP PLANNING COMMISSION  
JANUARY 8, 2015

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, January 8, 2015 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Henry Senatore, and William Woodward along with Township Engineer Eric Bortner and Zoning Officer Swanner. Planners David Baker and Stephen Roth were absent.

The planners approved the December 4, 2014 planning commission minutes as submitted.

The Planning Commission took action to reorganize. Planners Felix/Klunk nominated Ray Van de Castle chairman. Motion carried. Planners Felix/Senatore nominated Joseph Klunk vice chairman. Motion carried.

The planners received the following zoning appeals and made the following recommendations to the zoning hearing board:

**Z15-01 - Dawg Gone Bees, LLC, Jacki Mack, 832 W. Middle Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Use Regulations) in order to operate a mead making business. The property is located at 832 W. Middle Street in the R-8 zone.**

Jacki Mack, represented the request. She stated that she had applied for a wine license through the state to make mead. The Township was notified as part of the process and the applicant was notified that a special exception was needed. The business was previously located near Lock Haven but they moved to this area after her husband had been transferred for his job. She was not aware that she needed to have a permit to run a home occupation. She had been selling honey products at the local markets and now would like to add the making of mead to the product line. She stated that there would be no disposal problems and no deliveries would be made to the property. There would not be a tasting room at the home. It would only be production. The product is made with five gallon buckets. They make the product every few weeks. The land lord has no problem with the business in the house. The state has been notified of the zoning issues and the license and inspections have been put on hold until the applicant has her zoning approval.

There is only one hive at the 832 W. Middle Street but they have other hives throughout York and Adams County. They bring the honey to the home. They do need approvals from the USDA and the Pa Department of Agriculture. The process was explained for the making of the product and how much they would produce a year.

The limited winery license would allow them to produce up to 120,000 gallons of product per year.

The applicant provided proof from the owner that they approved of the use.

Planners Klunk/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-01-Dawg Gone Bees, requesting a special exception to Section 202.2 (Use Regulations) in order to operate a mead making business as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e) with the stipulation that they can only produce 2000 gallons per year. Motion carried 5-0.

**Z15-02 - Amy Smith, 105 Littleton Drive, Hanover, PA 17331. Applicant is requesting a variance and interpretation to Section 400.2 (Front, Side and Rear Setback of Buildings on Built-up Streets) and a special exception to Section 407.2 (Expansion and Alteration) in order to construct an addition. The property is located at 105 Littleton Drive in the R-15 zone.**

Amy Smith, represented this request. She would like to construct an addition to her house that is 22' x 50'. Neil Metsker, L S C Design, was present with a plan. The lot is non-conforming lot under the current zoning ordinance. They were looking for an interpretation of the zoning ordinance due to the lot being a corner lot and the addition not meeting the set back requirements. They would like the interpretation of the average setbacks of the lots. The addition would have a twenty eight foot setback on the Littleton Drive side and a twenty five foot setback on the Marietta Avenue side. They are requesting a variance in case the interpretation is not in their favor. The special exception is to maintain the existing setback along Marietta Avenue. Some of the neighbors have varying setbacks. Mr. Metsker also noted section 406 of the zoning ordinance.

Planners Senatore/Woodward moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-02 - Amy Smith, requesting a variance to Section 400.2 (Front, Side and Rear setback of building on built - up streets) as it meets the requirements for a variance as set forth in Section 502.3 a) thru f) and a special exception to Section 407.2 (Expansion and Alteration) in order to construct an addition, as it meets the requirements of a special exception as set forth in Section 503.3 a) thru e). Motion carried 5-0.

The Planners received the following waiver or exoneration requests: None.

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

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

**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 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.

**P08-20 – 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 – 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 is no action taken on this plan.

**P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone.** There was no action taken on this plan.

**P14-08 - BROOKSIDE HEIGHTS - PHASE 2, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single - family attached dwellings. The property is located south of York Street and east of Brookside Avenue in the R-8 zone.** There was no action taken on this plan.

**P14-13 - THORNBURY HUNT, Royal Building, Inc., 160 Ram Drive, Hanover, PA 17331. A final subdivision and land development plan submitted in order to create thirty-six (36) lots to construct single-family residential building lots. The property is located on the west side of Beck Mill Road in the R-22 zone.** There was no action taken on this plan.

Engineer Bortner discussed the Aquaphoenix plan that had been previously recommended for approval by the Planning Commission and subsequently approved by the Board of Commissioners. The owner had problems getting it signed by Med Ed and did not make the ninety day filing deadline to have the plan recorded at York County. They are requesting to have the plan reapproved. The plan was approved by the Board of Commissioners on the September 15, 2014 as P13-05 Aquaphoenix.

Planners Van de Castle/ Senatore made a favorable recommendation to the Penn Township Board of Commissioners on P15-03 Aquaphoenix. Motion carried on a 4-1 vote with Planner Felix casting the dissenting vote.

The meeting adjourned at approximately 7:35 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
FEBRUARY 5, 2015

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, February 5, 2015 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph, Klunk David Baker, Henry Senatore, and William Woodward along with Township Engineer Eric Bortner and Zoning Officer Swanner.

The planners approved the January 8, 2015 planning commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations to the zoning hearing board:

**Z15-03-Karyn & Douglas Thacker, 319 Azalea Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 203.2 (Uses by Special Exception) in order to operate a hair salon out of their home. The property is located at 319 Azalea Drive in the R-15 zone.**

Karyn Thacker represented the request. Mrs. Thacker wants to open a hair salon at the back of her garage. She stated that she meets all the requirements established by the state for a salon. She stated she has ample parking. She would be the only employee and customers would be required to have an appointment. She would not have a lot of deliveries. Mrs. Thacker drives school bus for the South Western School District and would operate the salon when she is not driving. She anticipates being opened Thursday, Friday and Saturday from 9-1 each day. The salon will be handicapped accessible. They will be moving the items in the driveway back further on the property and the entrance to the salon will be located on the side of the garage.

Planners Senatore/Baker moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15 – 03 Karyn and Douglas Thacker, requesting a special exception to Section 203.2 (Uses by Special Exception) in order to operate a hair salon out their home, as it meets the requirements for a special exception as set for in Section 503.3 a) thru e). Motion carried on a 6-0 vote.

**Z15-04-Marcum Dale Jay, 117 Courtland Place, Belair, MD 21014. Applicant is requesting a special exception to Section 203.2 (Uses by Special Exception) and to Section 618 (Home Occupation) in order to operate a home office for an internet based business. The property is located at 30 Blue Spruce Drive in the R-15 zone.**

Marcum Jay represented this request. Jennifer Dorr, the renter, of property at 30 Blue Spruce Drive was represented by her husband. He stated that they are requesting to operate an internet based business to sell hunting equipment including fire arms from the home. They have applied for their FFL license from the ATF. The ATF agent is scheduled to inspect the home and conduct an interview on February 13, 2015. Their web site is not up and running yet. The property is being rented and the land lord was not present. Mr. Jay is the co-owner of the business with the Dorr's. A bedroom will be converted for use as an office.

The only modifications being made to the home is for the placement of the gun safe. Firearms will only be on the premises for twenty four hours before they are shipped to a purchaser. They stated they will be having one delivery a day. The zoning approval would be required to be obtained prior to the ATF permit being issued.

Mr. Dorr stated that the landlord has given his approval for the use of the property. There was some concern by the Planning Commission that a nonresident will be working at the business. It was noted that the property owner may want to be present at the zoning hearing board meeting.

Planners Felix/Klunk moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case Z15 -04 Marcum Dale Jay, requesting a special exception to Section 203.2 (Uses by Special Exception) and to Section 618 (Home Occupation) in order to operate a home office for an internet bases business as it does not meet the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on 3-3 vote with Planners Baker, Senatore, and Woodward casting the dissenting votes

**Z15 – 05 Trone Rental Properties LLC, 350 Third Street, Hanover, PA 17331. Applicant is requesting a variance to Section 300.3 (Fences and Walls) to erect a four (4) foot fence in the front yard area. The property is located on 138 Bowman Road.**

Chris Trone, property owner, represented this request. Mr. Trone would like to install a four foot high fence in the front yard of his rental property at 138 Bowman Road. He stated that he had the townhouses constructed in 2000. There are nine parking spaces that front Bowman Road. He had installed landscaping along Bowman Road to hide the parking spaces and to prevent the lights from the cars from shining across the road. The landscaping has died and been removed. He would like to install a vinyl enclosed fence around the front yard to hide the parking spaces. The ordinance only allows for a three foot fence in the front yard. Mr. Trone felt that a three foot fence would not prevent light from going onto Bowman Road. He was not able to find a three foot fence that was enclosed.

Planners Baker/Woodward moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15 -05 Trone Rental Properties LLC requesting a variance to Section 300.3 (Fences and Walls) to erect a four (4) foot fence in the front yard area as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 5-1 vote with Planner Felix casting the dissenting vote.

**Z15-06 South Western School District and York Adams Community Tennis Association, 225 Bowman Road, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) and a special exception to Section 202.2 (Use Regulations) in order to enclose existing tennis courts and future classrooms. The property is located at 225 Bowman Road in the R-8 zone.**

Jeffrey Rebert, York Adams Community Tennis Association, Mike Wildasin, South Western School District, and Ron Orndorff, Engineer represented this request. Mr. Orndorff stated that York Adams Community Tennis Association would like to enhance the tennis courts located behind the Emory Markle Intermediate School. The school district will still own the property but the York Adams Community Tennis Association will be paying for the project and utilizing the facility. They are requesting a variance for the height of the facility. The school has a received a variance for the height of the auditorium. Part of the structure will be over thirty feet. The tennis courts will be enclosed and they will be adding classrooms for instruction. He noted that this is complying with the new comprehensive plan because it is partnering with outside organizations for recreation projects. Phase one will be closing in the tennis courts and other phases will include adding the classrooms.

The South Western School District would be allowed to use of the facility first and the Tennis Association would be allowed to utilize the facility if the school district was not using it.

There may be additional parking required but there will be a land development plan submitted.

Planners Baker/Woodward moved for a favorable recommendation to the Penn Township Zoning Hearing on case Z15 – 06 South Western School District and York Adams Community Tennis Association requesting a variance to Section 202.3 (Area and Bulk) and a special exception to section 202.2 (Use Regulations) in order to enclose existing tennis courts and future classrooms 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 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.

**P03-30 – 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 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.

**P08-20 – 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 – 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 is no action taken on this plan.

**P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone.** There was no action taken on this plan.

**P14-08 - BROOKSIDE HEIGHTS - PHASE 2, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single - family attached dwellings. The property is located south of York Street and east of Brookside Avenue in the R-8 zone.** There was no action taken on this plan.



**P14-13 - THORNBURY HUNT, Royal Building, Inc., 160 Ram Drive, Hanover, PA 17331. A final subdivision and land development plan submitted in order to create thirty-six (36) lots to construct single-family residential building lots. The property is located on the west side of Beck Mill Road in the R-22 zone.**

Robert Sharrah represented this plan and P15-07 Martins Ridge. Both plans were reviewed together. There is an issue with the approved Martin's Ridge plan that will not allow the street to be dedicated to the Township because the ownership is not able to be determined. P15-07 corrects the ownership issue and allows for the dedication of the street to the Township. Mr. Sharrah has spoken with Township Solicitor Tilley. He recommend the corrective plat be submitted and approved in conjunction or prior to P14-13- Thornbury Hunt being approved. The comments for P14-13 have been addressed except for the road dedication.

P15-07 Martins Ridge has five of the six required signatures and Mr. Sharrah stated that he would have all six prior to the next Board of Commissioners meeting.

Planners Baker/Klunk moved for a favorable recommendation on Plan P14-13 – Thornbury Hunt contingent upon P15-07 having obtained all the property owner signatures and being approved by the Board of Commissioners. Motion carried on 5-1 vote with Planner Felix casting the dissenting vote.

**P15-01 – PINEBROOK – PHASE I, Pinebrooke Villas, LLC, 330 Dubbs Church Road, Hanover, PA 17331. A final reverse subdivision submitted in order to combine existing lots. The property is located on Breezewood Drive in the R-15 zone.** There was no action taken on this plan.

**P15-02 – ADD-ON TO MARBURG GARDENS, Samuel M. & Karen G. Lehigh, 450 Bankert Road, Hanover, PA 17331. A final add-on subdivision submitted in order to add on to an existing lot to the lands of the cemetery. The property is located at 2510 Grandview Road in the R-40 zone.** There was no action taken on this plan.

**P15-04 – HIGH POINT AT ROJEN FARMS – PARCEL B & C, Woodhaven Building & Development, Inc., 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan submitted to separate parcels B & C for title conveyance. The property is located north of Fairview Drive and east of Beck Mill Road in the R-40 zone.**

Robert Sharrah represented this plan. The plan is mostly in West Manheim Township. There are no building lots within Penn Township. York County Planning Commission comments have not been received.

**P15 -05 – TIBBS ADD-ON TO BROUGH, Jeremy & Aimee Tibbs and Andrew Brough, 6889 E. Moulstown Road, Hanover, PA 17331. A final add-on subdivision plan submitted for lot consolidation on existing lands. The property is located primarily in Heidelberg Township at 6889 E. Moulstown Road in the R-C zone.**

Andy Brough represented this plan. This is an add on plan. Mr. Brough stated that the plan crosses Heidelberg Township and Penn Township with the parent tract being located in Penn Township. The property will be owned by Mr. Brough's daughter. York County Planning Commission comments have been addressed and Heidelberg has approved the plan.

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

**P15-06 – EDWIN D. JR. & BRENDA K. KROUT, J.A. MYERS BUIDLING & DEVELOPMENT, INC., 160 Ram Drive, Hanover, PA 17331. A final subdivision plan submitted to create two (2) single family detached dwelling lots. The property is located at 361-363 Black Rock Road in the R-15 zone.** There was no action taken on this plan

**P15-07 – MARTINS RIDGE, Royal Building, Inc., 160 Ram Drive, Hanover, PA 17331. A corrective final subdivision plat submitted to amend previously recorded plat. The property is located on Brian Lane in the R-22 zone.**

This plan was reviewed along with P14-13 Thornbury Hunt. The Planning Commission questioned when the streets in Martin's Ridge would be dedicated. Mr. Forbes has not approached the Township about dedicating the streets.

Planners Baker/Woodward moved for a favorable recommendation to the Penn Township Board of Commissioners on P15-07 – Martins Ridge contingent on all property owners having signed the plan prior to its approval. Motion carried on a 5-1 vote with Planner Felix casting the dissenting the vote.

The meeting adjourned at approximately 8:38 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
MARCH 12, 2015

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, March 12, 2015 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph, Klunk, David Baker, Henry Senatore and William Woodward along with Township Engineer Eric Bortner and Zoning Officer Swanner.

The planners approved the February 5, 2015 planning commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations to the zoning hearing board:

There were no zoning cases submitted to the Planning Commission for review. The regularly scheduled Planning Commission meeting on March 5 was cancelled due to snow. The zoning cases proceeded to the Zoning Hearing Board for consideration.

The Planners received the following waiver or exoneration requests:

**GHI Engineers and Surveyors, on behalf of Apio, Inc. is requesting a waiver to Section 605 (Landscaping and Bufferyards) and to Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance in regards to their Hanover Plant Expansion plan. The property is located on Industrial Drive.**

Gerry Funke, GHI Engineers and Surveyors represented this request. They are requesting a waiver of the landscaping and bufferyards. This is for the front yard buffer due to the combination of lot shape and providing adequate site distances for the access drives leaving little to no space to place a streetscape to meet the intent of the ordinance. The building sits over 650 feet behind street right-of-way creating little to no visual impairment and the property sits within an existing industrial zone. They are also requesting a waiver of the environmental impact study since the proposed work will be outside of the existing wetlands and flood plain.

**GHI Engineers and Surveyors, on behalf of Apio, Inc. is requesting a waiver to Section 507.b (Access Drives) of the SALDO and a waiver to Section 306.B.4.a (Fencing) of the Storm Water Management Ordinance in regards to their Hanover Plant Expansion plan. The property is located on Industrial Drive.**

Gerry Funke, GHI Engineers and Surveyors represented this request. Mr. Funke stated that there is a conflict between the zoning ordinance and the subdivision and land development ordinance with regards to access drives. The SALDO states that access drives within ten (10) feet of a street right of way line shall not exceed twenty feet or be less than ten feet wide. The Zoning Ordinance states that in no case shall any access drive cart way be less than eighteen (18) feet wide. APIO is requesting a

twenty four foot wide driveway. They want to keep the employee traffic away from the truck traffic. They are requesting a waiver of the fencing around the storm water management basin because it is in the Industrial Zone and not in a residential zone.

Planners Felix/Baker moved for a favorable recommendation on GHI Engineers and Surveyors, on behalf of Apio, Inc., requesting a waiver to Section 605 (Landscaping and Bufferyards), Section 404 (Environmental Impact Studies, and Section 507.b (Access Drives) of the Penn Township Subdivision and Land Development Ordinance and Section 306.B.4.a (Fencing) of the Storm Water Management Ordinance. Motion carried on 6-0 vote.

**Sharrah Design Group, Inc., on behalf of High Pointe, LLC is requesting a waiver to Section 405.q. (Final Plan Requirements) in regards to their High Pointe at Rojen Farms – Parcels B & C Plan.**

Jim Piet, High Pointe, LLC, represented this request. He stated there is a small portion of property in Penn Township on the High Pointe at Rojen Farms – Parcels B & C Plan. There is no development being proposed on the Penn Township property. The West Manheim Planning Commission has recommended approval of the plan.

Planners Klunk/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on Sharrah Design Group, Inc., requesting a waiver to Section 405.q (Final Plan Requirements). 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.

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

shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone. 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.

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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 – 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 is no action taken on this plan.

P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone. There was no action taken on this plan.

P14-08 - BROOKSIDE HEIGHTS - PHASE 2, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single - family attached dwellings. The property is located south of York Street and east of Brookside Avenue in the R-8 zone. There was no action taken on this plan.

P15-01 – PINEBROOK – PHASE I, Pinebrook Villas, LLC, 330 Dubbs Church Road, Hanover, PA 17331. A final reverse subdivision submitted in order to combine existing lots. The property is located on Breezewood Drive in the R-15 zone.

Scott Barnhart, Burkentine and Sons, represented this plan. Mr. Barnhart gave an update on the construction of the plan. They are going to reverse subdivide the fee simple lots along Breezewood Drive and join them with the other lot. The property will not be sold but the units will be within a condominium arrangement. There was discussion about the access being closed off. Mr. Barnhart stated concerns about installing a fence and having people parking up against the fence. It was suggested that the no parking along Breezewood Drive be included on the plan. There was some discussion about how trash will be picked up in the development. There was discussion on when the no parking signs would be posted.

Planners Baker/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners on plan P15-01 Pinebrook-Phase 1 contingent on the gate being installed. Motion carried on a 6-0 vote.

**P15-02 – ADD-ON TO MARBURG GARDENS, Samuel M. & Karen G. Lehigh, 450 Bankert Road, Hanover, PA 17331. A final add-on subdivision submitted in order to add on to an existing lot to the lands of the cemetery. The property is located at 2510 Grandview Road in the R-40 zone.** There was no action taken on this plan.

**P15-04 – HIGH POINTE AT ROJEN FARMS – PARCEL B & C, Woodhaven Building & Development, Inc., 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan submitted to separate parcels B & C for title conveyance. The property is located north of Fairview Drive and east of Beck Mill Road in the R-40 zone.**

Jim Piet, High Pointe LLC, represented this request. York County Planning Commission comments went to West Manheim since the comments were concerning their regulations. Engineer Bortner's comments were addressed.

Planners Baker/Woodward moved for a favorable recommendation to the Penn Township Board of Commissioners on P15-04 – High Pointe at Rojen Farms. Motion carried on a 6-0 vote.

**P15-06 – EDWIN D. JR. & BRENDA K. KROUT, J.A. MYERS BUILDING & DEVELOPMENT, INC., 160 Ram Drive, Hanover, PA 17331. A final subdivision plan submitted to create two (2) single family detached dwelling lots. The property is located at 361-363 Black Rock Road in the R-15 zone.**

The plan will create two single family detached dwelling lots. York County Planning Commission comments have been received. Township Engineer Bortner comments have been addressed.

Planners Baker/Klunk moved for a favorable recommendation to the Penn Township Board of Commissioners on P15-06 Edwin D. Jr. and Brenda Krout. Motion carried on a 6-0 vote.

**P15-08 – APIO, INC. – HANOVER PLANT EXPANSION, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an addition for manufacturing and warehouse. The property is located at 26 Industrial Drive in the Industrial Zone.**

Gerry Funke, GHI Engineers and Surveyors, represented this plan. York County Planning Commission comments have been addressed. Township comments have been addressed.

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

Review and make recommendations on subdivision and land development ordinance amendment.

The Planning Commission was provided a memo from the Township regarding a change in the Subdivision and Land Development Ordinance amending the recreation fee dedication. This amendment will meet the Municipalities Planning Code regulations. Planner Klunk noted that the Township currently has three recreation areas with three different accounts and only the funds from within a particular recreation area can be used in the district it was received in. This amendment would change that and allow recreation fees to be used anywhere within the Township. Planner Felix explained the current process if funds are requested for repayment. He also explained the intent of the Board of Commissioners to develop the Community Park. There was some discussion about the recreation area and plans within Penn Township.

Planners Baker/Woodward moved for a favorable recommendation to the Penn Township Board of Commissioners on the Subdivision and Land Development Change. Motion carried on a 6-0 vote.

The Planning Commission received a request from GHD for review and comment on the Penn Township Act 537 Sewage Facilities Plan. There was a brief discussion on the plan.

Planners Baker/Van de Castle moved for a favorable recommendation on the Plan. Motion carried on a 6-0 vote.

The meeting adjourned at approximately 8:12 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
APRIL 2, 2015

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, April 2, 2015 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, David Baker, Henry Senatore and William Woodward along with Township Engineer Eric Bortner and Zoning Officer Matt Swanner.

The planners approved the March 12, 2015 planning commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations to the zoning hearing board:

**Z15-09 – ALDUS BREWING CO., 101 Little Bridge Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) and to Section 612 (Expansion of Nonconformity) in order to extend hours at an existing brew pub. The property is located at 555 Centennial Avenue in the R-15 zone.**

James Yingst, attorney and Jason J. Mininger, owner represented this request. This is Aldus Brewing's third request before the Planning Commission. They have converted a portion of the old Snyder's facility along Granger Street into a brewery and brew pub. They would like to extend the hours of the brew pub as a reaction of public demand and from increased competition in the Borough of Hanover. They would like to keep the facility opened to ten o'clock at night on Wednesday thru Saturday. Mr. Mininger stated that a lot of customers cannot get to his facility before last call which is currently 7:45 p.m. He would like to expand the hours to give people an opportunity to experience his facility. He also has received increasing competition from the businesses located in the Hanover Borough because they can be opened earlier and later. There will be no additional employees and there would be no other changes to the facilities. Under the new hours last call will be at 9:30 p.m.

Planners Baker/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing on case Z15 -0 9 Aldus Brewing, Co., requesting a special exception to Section 407.2 (Expansion and Alteration) and to Section 612 (Expansion of Nonconformity) in order to extend hours at an existing brew pub as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 5-1 vote with Planner Felix casting the dissenting 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.



**P03-30 – 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 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.

**P08-20 – 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.

**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 is no action taken on this plan.

**P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone.** There was no action taken on this plan.

**P14-08 - BROOKSIDE HEIGHTS - PHASE 2, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single - family attached dwellings. The**

property is located south of York Street and east of Brookside Avenue in the R-8 zone. There was no action taken on this plan.

P15-01 – PINEBROOK – PHASE I, Pinebrook Villas, LLC, 330 Dubbs Church Road, Hanover, PA 17331. A final reverse subdivision submitted in order to combine existing lots. The property is located on Breezewood Drive in the R-15 zone. There was no action taken on this plan.

P15-02 – ADD-ON TO MARBURG GARDENS, Samuel M. & Karen G. Lehigh, 450 Bankert Road, Hanover, PA 17331. A final add-on subdivision submitted in order to add on to an existing lot to the lands of the cemetery. The property is located at 2510 Grandview Road in the R-40 zone. There was no action taken on this plan.

P15-08 – APIO, INC. – HANOVER PLANT EXPANSION, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an addition for manufacturing and warehouse. The property is located at 26 Industrial Drive in the Industrial Zone. There was no action taken on this plan.

P15-03 – AQUAPHOENIX – GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an addition for manufacturing and warehouse. The property is located at 12 Industrial Drive in the Industrial Zone. This plan was previously approved by the Board of Commissioners but not recorded with York County. There was no action taken on this plan.

Penn Township received a request dated March 19, 2015 from Apio for a Local Economic Revitalization Tax Assistance (LERTA) designation and the Planning Commission may provide a recommendation if they so desire.

Blanda Nace and Kanetha Hansen, York County Economic Alliance and Jason Frost, Plant Manager of Apio, Inc., represented request. Mr. Nace explained the LERTA designation and the process that needs to be taken. He explained that the APIO property is currently underdeveloped and that is why it is eligible for the LERTA designation.

Jason Frost, Plant Manager APIO Inc., explained that APIO is looking to expand and have a plan preliminary approved by the Planning Commission. This plan is anticipating an expansion of eight production lines which would equate to about 250 jobs. About fifty of the jobs will be skilled or salaried jobs and about two hundred would be production jobs. They currently have forty employees at this facility. He explained the total costs of the addition. Mr. Frost also stated that APIO is looking at two locations to expand and the LERTA would help with the decision. Mr. Frost stated that APIO is anticipating moving as soon as possible and would like to have new lines up and running by January 2016. Mr. Frost explained how the plant would expand. Currently the plant ships twenty four seven but production is only run five days a week. This will change with the expansion.

Mr. Nace stated that the LERTA is only on the addition and not on the existing property and improvements. The LERTA will start upon completion of the project. Mr. Nace stated that

the estimated amount of tax for the Township would be about \$5,600. The amount to the York County and the South Western School District would be more.

The Township has to take the lead to designate the LERTA boundary.

Planners Woodward/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on a request for a LERTA designation for the expansion of 26 Industrial Drive. Motion carried on a 5-1 vote with Planner Senatore casting the dissenting vote.

Manager Rodgers presented the proposed change for the subdivision and land development ordinance for recreation fees. This change would combine the three recreational districts into one recreation district for developer's fees. The Planning Commission had previously made a recommendation approving the change but York County Planning recommended not adopting the original change as proposed. The comments were addressed and included in the revision.

Planners Baker/Senator moved for a favorable recommendation to the Penn Township Board of Commissioners on the change to the subdivision and land development ordinance regarding recreational fees. Motion carried on 6-0 vote.

The meeting adjourned at approximately 7:40 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
MAY 7, 2015

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, May 7, 2015 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Henry Senatore, William Woodward and Barbara Mahan along with Township Engineer Eric Bortner and Zoning Officer Matt Swanner. Planner David Baker arrived at 7:05 pm. Chairman Van de Castle welcomed Planner Barbara Mahan to the planning commission.

The planners approved the April 2, 2015 planning commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations to the zoning hearing board:

**Z15-10 – ASHLEY MOORE, 120 Charles Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 300.3 (Fences and Walls) in order to erect a fence in the front yard that exceeds the maximum height. The property is located at 120 Charles Avenue in the R-8 zone.**

Alexander Genal represented this request on behalf of Ashley Moore. Mr. Genal stated that he is Ms. Moore's boyfriend and father of her triplets. Ms. Moore would like to install a fence in the front yard that is five feet tall to allow the boys to play outside. The ordinance allows a three foot fence in the front yard. The fence would extend from the front yard around to the side and rear yards were it can be six foot tall. The property is not very large. The adjoining property has a fence. Mr. Genal stated that both the trees that were in the front yard have been removed. The fence can be placed on the right of way line. The fence will run across the driveway and will have a gate for access.

Zoning Officer Swanner stated that lot size is not considered a hard ship for a variance since the applicant was aware of the dimensions when the lot was purchased. Ms. Moore has been diagnosed with Lupus. Mr. Genal stated that Ms. Moore will be attending the Zoning Hearing Board meeting on May 12, 2015. A variance request would not be needed if she would install the five foot fence in the side and rear yards.

Planners Klunk/Felix moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case Z15-10 – Ashley Moore requesting a variance to Section 300.3 (Fences and Walls) in order to erect a fence in the front yard that exceeds the maximum height, as it does not meet the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 5-1 vote with Planner Senatore casting the dissenting vote and Planner Baker abstaining.

**Z15-11 – ANTHONY & ROBIN BAUMMER, 34 Industrial Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to renovate /expand an existing legal non-conforming structure. The property is located at 34 Industrial Drive in the Industrial Zone.**

Robin Baummer represented the request. They would like to put an addition on the farm house that was built in 1860 to utilize it for the family home. The farm house is grandfathered under the current zoning ordinance. The existing summer house will be removed. The property is an existing non conformity and they want to expand it which requires a special exception. Ms. Baummer stated they could not find any historical significance of the home except that the original owners owned what is now the Industrial Park. The wood being used for the construction will be coming from the adjacent sawmill. No one has lived in the farmhouse since 2005 when the Baummer's purchased the property.

Planners Baker/Woodward moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-11 – Anthony and Robin Baummer requesting a special exception to Section 407.2 (Expansion and Alteration) in order to renovate/expand an existing legal non-conforming structure as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 7-0 vote.

**Z15-12 – ROBERT MOSKO, 555 Baltimore Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to construct an addition to an existing legal non-conforming structure. The property is located at 555 Baltimore Street.**

Robert Mosko represented this request. Mr. Mosko stated that a business is being operated out of the home located along Baltimore Street. The house was built in 1910 and was purchased by the applicant in the late 1990's. The business is allowed in the zone but the space is too small for the business. They want to expand the house back to the original size as indicated by remnant's of a foundation found in the backyard. The addition will remain in line with the existing setback but will go deeper into the lot. They are trying to keep the house as original as possible. The existing porch will be moved to the end of the addition. There is about 178 feet from the back of the house to the alley. The addition will have footers but they will maintain the current access to the basement of the house.

Planners Klunk/Baker moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-12 – Robert Mosko requesting a special exception to Section 407.2 (Expansion and Alteration) in order to construct an addition to an existing legal non-conforming structure, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 7-0 vote.

The Planners received the following waiver or exoneration requests:

Burkentine & Sons on behalf of Bryce and Bryan Burkentine are requesting a waiver to Section 603 (Sidewalks) of the Penn Township SALDO in regards to 11 and 22 Amanda Avenue.

Scott Barnhart, Burkentine and Sons, represented this request. Mr. Barnhart stated that these are last vacant lots in this development. Burkentine will be building single family homes on the lots and there is no other sidewalk in this section of the development. They would like the

sidewalk requirements waived for these two lots so they are the same as the other homes in the neighborhood. The newer portion of the development has sidewalks.

Planners Senatore/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on the request. Motion carried on 4-3 vote with Planners Klunk, Van de Castle, and Felix casting the dissenting votes.

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.

**P03-30 – 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 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.

**P08-20 – 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.

**P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct**

**an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone.** There was no action taken on this plan.

**P14-08 - BROOKSIDE HEIGHTS - PHASE 2, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single - family attached dwellings. The property is located south of York Street and east of Brookside Avenue in the R-8 zone.**  
There was no action taken on this plan.

**P15-02 – ADD-ON TO MARBURG GARDENS, Samuel M. & Karen G. Lehigh, 450 Bankert Road, Hanover, PA 17331. A final add-on subdivision submitted in order to add on to an existing lot to the lands of the cemetery. The property is located at 2510 Grandview Road in the R-40 zone.**

Tom Garver, Mt. Olivet Cemetery owner, represented this request. Mr. Garver stated that this subdivision straightens the property line of the cemetery adjacent to the Lehigh farm. Columbia gas will be installing a new line within most of the new property and will be maintaining the old line that they have. A special exception has been received that no new burials will be located on this section. The old gas line was installed in 1950 and the locations of the lines prevent the expansion of the cemetery. Mr. Garver had to move some facilities when the gas company installed the new line on his property. He will be locating those on a part of this property. The special exception also included that the lot would not be subdivided again.

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

**P15-08 – APIO, INC. – HANOVER PLANT EXPANSION, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an addition for manufacturing and warehouse. The property is located at 26 Industrial Drive in the Industrial Zone.** There was no action taken on this plan.

**P15-03 – AQUAPHOENIX – GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an addition for manufacturing and warehouse. The property is located at 12 Industrial Drive in the Industrial Zone. This plan was previously approved by the Board of Commissioners but not recorded with York County.** There was no action taken on this plan.

**P15-09 – BRUCE L. JONES, CONTRACTOR, INC. GHI Engineers & Surveyors, 213 Carlisle Street, Hanover PA 17331. A final land development plan submitted in order to construct an addition for a warehouse. The property is located at 35 Spring Garden Avenue in the Industrial zone.**

Bruce Jones, owner, represented this request. Mr. Jones stated that he wants to add a four hundred square foot building to his property for warehousing and office staff. He stated that he had an approved plan for a similar structure but it has expired. The addition will cover the

current paved parking lot. The plan that the Commission is reviewing addresses staff's comments.

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

The meeting adjourned at approximately 7:52 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary



PENN TOWNSHIP PLANNING COMMISSION  
JUNE 4, 2015

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, June 4, 2015 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Henry Senatore, William Woodward and Barbara Mahan along with Township Engineer Eric Bortner and Zoning Officer Matt Swanner. Planner David Baker was absent with notice.

The planners approved the May 7, 2015 planning commission minutes 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:

GHI Engineers & Surveyors, on behalf of Anita Miller, is requesting a waiver to Section 603 (Curbs, Gutters, & Sidewalks) of the Penn Township Subdivision and Land Development Ordinance in regards to a sketch plan submitted for review. The property is located on the east side of Beck Mill Road.

Ted Decker, GHI Engineers & Surveyors, and Anita Miller, owner, represented this request. Ms. Miller would like a waiver of the curbs, gutters, and sidewalks for your property located along Beck Mill Road. The sketch plan of the subdivision shows three residential lots fronting along Beck Mill Road. The property has some steep slopes along with a sanitary sewer right of way traversing the middle of the property. The closest curb and sidewalk to the property is the Whispering Run and Thornbury Hunt subdivisions on the south and on the north is the intersection of Beck Mill Road and Clover Lane. They are requesting the waiver since they feel that the improvements should be done at one time rather than piecemeal when individual lots are developed. Planner Felix explained that the request would only be for a temporary waiver of the improvements since the Township has right to require the improvements at any time.

Engineer Bortner stated that a design for the road was completed several years ago.

There was some discussion about how the curb and sidewalk would be installed if the waiver is granted. In the past the homeowner has been responsible for the installation of the curb and sidewalk when required by the Township. If the waiver is denied the Engineer would work on an improvement design that would meet future needs. It was suggested that the widening would need to be done if the curb was installed because of the existing storm water runoff problems. Engineer Bortner explained the current problems along the road.

Planners Klunk/Woodward moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this request except for a temporary waiver of the sidewalks. Motion carried on a 5-1 vote with Planner Felix casting the dissenting vote.

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

**P01-28 – HIGH POINTE @ ROJEN FARMS, 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.

**P03-30 – 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 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.

**P08-20 – 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.

**P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone.** There was no action taken on this plan.

**P14-08 - BROOKSIDE HEIGHTS - PHASE 2, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single - family attached dwellings. The**

property is located south of York Street and east of Brookside Avenue in the R-8 zone.  
There was no action taken on this plan.

P15-03 – AQUAPHOENIX – GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an addition for manufacturing and warehouse. The property is located at 12 Industrial Drive in the Industrial Zone. This plan was previously approved by the Board of Commissioners but not recorded with York County. There was no action taken on this plan.

P15-10 – HILLSIDE MEDICAL CENTER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted in order to create two lots one for a medical facility and the second one for storm water management. The property is located at 250 Fame Avenue in the Industrial Zone.

Gerry Funke, GHI Engineers and Surveyors, represented this plan. The purpose of this land is to remove a portion of the land from the condo association. York County Planning Commission comments have been received and addressed. Hanover Borough Planning Commission reviewed the plan since a small portion of the parking lot is located in Hanover Borough. Township Engineer Bortner's comments have been addressed.

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

P15-11 - HANOVER FOODS WWTP IMPROVEMENTS, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A land development plan submitted to construct a wastewater treatment plant. The property is located at 1550 York Street in the Industrial Zone.

Gerry Funke, GHI Engineers and Surveyors, represented this plan. Hanover Foods will be making improvements to their Waste Water Treatment Plant. They will be adding two new clarifiers and an anaerobic digester. Mr. Funke explained the process. There will be no improvements in Heidelberg Township. York County Planning Commission comments have been addressed.

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

ANITA MILLER SKETCH PLAN, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A sketch plan submitted for review. The property is located on the east side of Beck Mill Road in the R-22 zone.

Ted Decker, GHI Engineers and Surveyors, represented this plan. Mr. Decker stated that this is a sketch plan to get the recommendation of the Township before the owner prepares a land development plan. The sketch shows three residential units. The larger property will contain the steep slope zones. Engineer Bortner stated that there was concern about the installation depth of the sewer. There was some discussion about the sewer extension and how it would affect the

Gerber and Danner property if it is developed. Public water will also have to be extended by the property owner for the three lots. The sketch plan process was explained to the Planning Commission. A sketch plan is not a formally filed plan.

Township Manager Rodgers informed the Planning Commission that the Township will begin updating its Zoning Ordinance and Subdivision and Land Development Ordinance. If anyone on the Commission had comments with regards to the ordinances they could submit their comments to either the Township Engineer or the Manager.

The Comprehensive Plan is available on the website.

The meeting adjourned at approximately 7:55 PM.

Respectfully submitted,

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Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
JULY 2, 2015

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, July 2, 2015 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Henry Senatore, William Woodward, David Baker and Barbara Mahan along with Township Engineer Eric Bortner.

The planners approved the June 4, 2015 planning commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations to the zoning hearing board:

**Z15-13 – MARGO CASWELL, 4309 Walters Hatchery Road, Seven Valleys, PA 17360. Applicant is requesting a special exception to Section 310 (Number of Principal Uses on a Lot) and to Section 205.2 (Use Regulations) in order to operate a before and after school program daycare. The property is located at 865 Gitts Run Road in the R-40 zone.**

Margo Caswell, represented the request. She would like to operate a before and after school program at the Seventh Day Adventist church. She would be leasing the multipurpose room from 6:00 a.m. until the school bus arrives and then from 3:00 p.m. to 6:00 p.m. after school. She provided a plan of the building. There are three exits from the building and there is parking lot at the entrance near the location of the programs. There are ten parking spaces adjacent to the facility of which five would be used for employees. She is anticipating on having 45 to 50 students depending on state approval. Parents will pick up and drop off at various times during the hours of operation. Ms. Caswell has to file a formal application to become certified and is working with an agency. The fencing may or may not be required by the State but it would be up to the state inspector. The Township zoning ordinance requires fencing and she will work with the church to get it installed. There is playground equipment on the property being used by the church. The students will be between six and twelve years of age. They will operate only during the school year but will operate longer on school days that are delayed or have early dismissals. They will be closed when school is closed. She will operate on the South Western School District schedule.

There was some concern about how the program is designated. The Zoning Officer told the applicant to apply for the special exception. The Planning Commission believes that the request should be for a variance since it does not fall under any of the special exceptions listed in the zoning ordinance. The after school program is not operated by the church and not an extension of the church. A child care center cannot be located in the zone that it is requested.

If she has forty five students she will have five employees. At free time two groups will go outside and will have two adults supervising them. The afternoon will be for homework and a structured activity.

The Commission had some concerns about 205.2 (Use Regulations) and whether it was a variance or special exception.

Planners Baker moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-13 – Margo Caswell requesting a special exception to Section (310 (Number of Principal Uses on a Lot) and to Section 205.2 (Use Regulations) in order to operate a before and after school program daycare, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 7-0 vote.

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.

**P03-30 – 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 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.

**P08-20 – 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.

P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone. There was no action taken on this plan.

P14-08 - BROOKSIDE HEIGHTS - PHASE 2, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single - family attached dwellings. The property is located south of York Street and east of Brookside Avenue in the R-8 zone. There was no action taken on this plan.

P15-03 - AQUAPHOENIX - GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an addition for manufacturing and warehouse. The property is located at 12 Industrial Drive in the Industrial Zone. This plan was previously approved by the Board of Commissioners but not recorded with York County. There was no action taken on this plan.

P15-11 - HANOVER FOODS WWTP IMPROVEMENTS, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A land development plan submitted to construct a wastewater treatment plant. The property is located at 1550 York Street in the Industrial Zone. There was no action taken on this plan.

ANITA MILLER SKETCH PLAN, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A sketch plan submitted for review. The property is located on the east side of Beck Mill Road in the R-22 zone.

There was discussion about how the update to the ordinances would be conducted. Engineer Bortner stated that staff is beginning the review and he anticipates a steering committee may be created.

The meeting adjourned at approximately 7:15 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
AUGUST 6, 2015

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, August 6, 2015 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Henry Senatore, William Woodward and David Baker along with Township Engineer Eric Bortner. Planner Barbara Mahan was absent with notice.

The planners approved the July 2, 2015 planning commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations to the zoning hearing board:

**Z15-14 – SCOTT TAYLOR, 2 Little Knoll Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) and Section 612 (Expansion of Nonconformity) in order to enclose a deck that does not meet rear setback requirements. The property is located at 2 Little Knoll Drive in the R-15 zone.**

Scott Taylor represented this plan. Mr. Taylor has a 16 x 16 deck that he would like to install a roof over and screen in. The deck encroaches into the rear setback. When the deck was constructed it was allowed to encroach into half of the rear setback but it could not be enclosed. The deck was constructed prior to Mr. Taylor purchasing the property. The roof will be attached to the house and will be made of wood and have shingles. He will then attach screens to the sides to keep out the bugs. The exiting floor of the deck will remain but he is going to replace the railing.

Planners Baker/Klunk moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-14 – Scott Taylor requesting a special exception to Section 407.2 (Expansion and Alteration) and Section 612 (Expansion of Nonconformity) in order to enclose a deck that does not meet rear setback as it meet the requirements of a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 6-0 vote.

**Z15-15 – JAMES MILLER, 760 Black Rock Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 203.2 (Use Regulations), Section 503.3 (General Standards for Special Exceptions) and Section 618 (Home Occupation) in order to operate a home based internet business. The property is located at 760 Black Rock Road in R-15 zone.**

James Miller represented the request. Mr. Miller currently has a racing tire and wheel business in Maryland. The business was started by his father but he has passed away. Mostly all of the sales are conducted over the internet or by phone. There is very little customer traffic. He would like to move the business to his home. The business is part time and is open during evenings and weekends. Most of his customers are sent to him by the manufacture of the tires. Mr. Miller has a son in a wheel chair and if he moves the business to his home he can get his son involved in the business. He has minimal deliveries via ups. He will be storing a small amount



of inventory in the garage. Most of his inventory is dropped shipped. Less than ten percent of his clients pick up product at the business. There will be no other employees except Mr. Miller and his son. The business will not be open on Sundays and he will only be open in the evenings till 8:00 p.m. Mr. Miller is the sole owner of the business. The garage is detached from the house. Mr. Miller currently has a website but he is working on developing an e commerce site.

Planners Baker/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15 – 15 – James Miller requesting a special exception to Section 203.2 (Uses Regulations), Section 503.3 (General Standards for Special Exceptions) and Section 618 (Home Occupation) in order to operate a home based internet business, as it meets the requirements of a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 5-1 vote with Planner Felix casting the dissenting vote.

**Z15-16 – HANOVER REAL ESTATE PARTNERS, LP, 348/350 Poplar Street, Hanover, PA 17331. Applicant is requesting a variance to Section 303.2 (Development and Maintenance of Parking Facilities) in order to park on an unpaved parking area. The property is located 348 Poplar Street in the Industrial Zone.**

Wayne Rice, representing Hanover Real Estate Partners, represented this request. Hanover Real Estate Partners is owned by Kurt Dietrich whom also owns Hanover Terminal which operates as Hanover Logistics. Hanover Real Estate Partners purchased Delia's in April. They have leased out part of the building as well as using part of it for their business. There is an area of the property that contains the debris of a demolished building. They would like to clean up the area and put stone on it and use it to park trailers. They do not want to pave the area because they may want to build on it in the future. The property currently uses Poplar Street for access but they would eventually like to have access from West Chestnut Street. The facility has two addresses 348 and 350 Poplar Street. They do not have a definite time table on when they might construct a new facility. It is estimated that they can get between fifteen to twenty trailers in the proposed area. It appears there maybe some blacktop under the debris.

Planners Felix/Senatore moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case Z15-16 – Hanover Real Estate Partners, LP requesting a variance to Section 303.2 (Development and Maintenance of Parking Facilities), in order to park on an unpaved parking area. The motion was denied by a 2-4 vote with Planners Klunk, Woodward, Baker and Van de Castle casting the dissenting votes.

Planners Baker/Woodward moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-16 – Hanover Real Estate Partners, LP requesting a variance to Section 303.2 (Development and Maintenance of Parking Facilities), in order to park on a unpaved parking area, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 4-2 vote with Planners Felix and Senatore cast the dissenting votes.

**Z15-17 – B & D PROPERTY MANAGEMENT, LLC, 878 Baltimore Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to operate a distillery. The property is located at 878 Baltimore Street in the H/B zone.**

Jeremy Fry, attorney, and Matt Smith, renter of property, represented this request. The Commission reviewed a picture of the property from google earth which showed the property in disarray. There are several different types of businesses located around the property. The applicant B & D Property Management is the owner of the property. The building has a house that contains several rental units plus a standalone block building to the rear, which will be used as a distillery.

A distillery is not a use not provided for by the zoning ordinance. Attorney Fry reviewed the requirements for special exception. The Pennsylvania Liquor Board and the Federal Bureau of Alcohol, Tobacco, Tax and Trade will govern the facility. They are anticipating producing one hundred gallons of product per week. There will be two employees at this facility. There is parking provided for on the property. There are roughly eight parking spots and Mr. Smith currently lives at the property. This will not be used for retail sale of the product. It is anticipated if the use is approved the operators of the distillery will clean up the property and improve the alley. The property was formerly used as a slaughter house. It was noted that there use to be a loading dock along the building. The product will be delivered to customers. Mr. Smith explained the production process and they will produce rum and/or vodka. It was noted that the alleys are owned and maintained by the property owners. There will only be one delivery a month to the facility and one out bound delivery a month. Zoning Officer Swanner noted that the applicant may want to make some changes to their application for the additional variances. Attorney Fry stated that they would amend the application for want they need to have the request approved. Mr. Smith stated that he moved here from York to operate the distillery at this property. There was some discussion about the number of parking spaces that will be needed for the business.

Planners Baker/Woodward moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15 – 1 7- B & D Property Management, requesting a special exception to Section 322 (Uses Not Provided For) in order to operate a distillery as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 5-1 vote with Planner Felix casting the dissenting 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.

**P03-30 – 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 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.

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.

P14-08 - BROOKSIDE HEIGHTS - PHASE 2, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single - family attached dwellings. The property is located south of York Street and east of Brookside Avenue in the R-8 zone. There was no action taken on this plan.

P15-03 – AQUAPHOENIX – GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an addition for manufacturing and warehouse. The property is located at 12 Industrial Drive in the Industrial Zone. This plan was previously approved by the Board of Commissioners but not recorded with York County. There was no action taken on this plan.

P15-11 - HANOVER FOODS WWTP IMPROVEMENTS, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A land development plan submitted to construct a wastewater treatment plant. The property is located at 1550 York Street in the Industrial Zone. There was no action taken on this plan.

ANITA MILLER SKETCH PLAN, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A sketch plan submitted for review. The property is located on the east side of Beck Mill Road in the R-22 zone. There was no action taken on this plan.

P15-12 – PENN TOWNSHIP/CATHY J. KWIATKOWSKI, Penn Township, 20 Wayne Avenue, Hanover, PA 17331. A final add-on subdivision submitted to add land to the

**Township's Mullertown Pumping Station. The property is located at 1310 Westminster Avenue in the R-22 zone.** There was no action taken on this plan.

**P15-13 – HANOVER WESLEYAN CHURCH, c/o Dave Hoover, P.O. Box 861, Hanover, PA 17331. A final land development plan submitted in order to construct a house of worship. The property is located at Hickory Lane in the R-22 zone.** There was no action taken on this plan.

The meeting adjourned at approximately 7:53 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
SEPTEMBER 3, 2015

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, September 3, 2015 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Henry Senatore, Barbara Mahan along with Township Engineer Eric Bortner and Zoning Officer Matt Swanner. Planners William Woodward and David Baker were absent with notice.

The planners approved the August 6, 2015 planning commission minutes 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.

**P03-30 – 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.**

Jeff Stough, J.A. Myers, represented this plan. He stated that there has been discussion about Cooper Road and clarification on the waivers granted. They are working on the preparing the road improvement plan. They have also had problems with adjoining property owners that they are trying to address.

**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.**

Jeff Stough, J. A. Myers Building & Development, represented this plan. Mr. Stough asked if the property was going to be rezoned and when it would happen. After some discussion,

it was noted that a court ruling allowed the plan to be built as part R-15 and part shopping commercial. The Board of Commissioners does not plan to rezone the property at this time. The Committee reviewed the proposed plan. There was some discussion about putting in a development similar to the one in Jackson Heights. It was noted that if the Commissioners are to approve another extension request they want to see a reasonable reason for the request. J. A. Myers Building and Development may submit a request for a variance or special exception for the property. There was some discussion about the street layout within the development. Mr. Stough stated that they will address the engineering comments.

**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.

**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.

**P14-08 - BROOKSIDE HEIGHTS - PHASE 2, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single - family attached dwellings. The property is located south of York Street and east of Brookside Avenue in the R-8 zone.** There was no action taken on this plan.

**P15-03 – AQUAPHOENIX – GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an addition for manufacturing and warehouse. The property is located at 12 Industrial Drive in the Industrial Zone. This plan was previously approved by the Board of Commissioners but not recorded with York County.** There was no action taken on this plan.

**ANITA MILLER SKETCH PLAN, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A sketch plan submitted for review. The property is located on the east side of Beck Mill Road in the R-22 zone.** There was no action taken on this plan.

**P15-12 – PENN TOWNSHIP/CATHY J. KWIATKOWSKI, Penn Township, 20 Wayne Avenue, Hanover, PA 17331. A final add-on subdivision submitted to add land to the Township's Mullertown Pumping Station. The property is located at 1310 Westminster Avenue in the R-22 zone.**

Penn Township Manager Kristina Rodgers represented this plan. The plan shows the acquisition of a small portion of the Kwiatkowski property by the Township to adjoin to the Mullertown Pump Station property. York County Planning Commission comments and Engineer Bortner's comments have been addressed. The plan will be reviewed by West Manheim Township as part of the Kwiatkowski property is located within their jurisdiction.

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

**P15-13 – HANOVER WESLEYAN CHURCH, c/o Dave Hoover, P.O. Box 861, Hanover, PA 17331. A final land development plan submitted in order to construct a house of worship. The property is located at Hickory Lane in the R-22 zone.** There was no action taken on this plan.

**P15-14 – HANOVER STORAGE, LLC, Hanover Storage, LLC, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan submitted in order to construct mini-storage warehouses. The property is located at 900 Old Ridge Rod in the Industrial Zone.** There was no action taken on this plan.

**P15-15 – D & R BEAN, LLC, D & R Bean, LLC, P.O. Box 41, Spring Grove, PA 17362. A final land development plan submitted in order to construct a food manufacturing, storage warehouse and offices facility. The property is located at 25 Industrial Drive in the Industrial Zone.**

Warren Debnam, potential owner, represented the plan. Mr. Debnam stated that they would like to relocate their seasonal operation from 26 Industrial Drive to 25 Industrial Drive. Mr. Debnam stated that he is anticipating that the lease on their current building will not be renewed. They are going to use the existing buildings at 25 Industrial Drive. There may not be enough existing edu's at this property for the new use. The plan will address some storm water runoff issues. The existing home will be turned into a rental property. The property and the equipment on the property are tied up in receivership and bankruptcy court. Mr. Debnam will need to complete the work on the plan to utilize the property.

The meeting adjourned at approximately 7:50 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
OCTOBER 1, 2015

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, October 1, 2015 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, William Woodward, Henry Senatore, Barbara Mahan along with Township Engineer Eric Bortner and Zoning Officer Matt Swanner. Planner David Baker was absent.

The planners approved the September 3, 2015 planning commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations to the zoning hearing board:

**Z15-18 – LESTER & DAWN LITTLE, 28 Hill Street, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct a garage that encroaches into the side setbacks. The property is located at 28 Hill Street in the R-15 zone.**

Lester and Dawn Little represented this case. They would like to construct a garage on their property along the existing driveway. The driveway is a 113 feet long. If they installed the garage to meet the setback requirements it would be two feet short of matching up with the existing paving. The applicant can build a garage within the existing setback requirement. If he builds the garage closer to the house he may have to change the drainage area that was installed when the house was constructed in 1992. The neighbors do have six foot privacy fence installed along the property line near where the garage will be constructed.

Planners Senatore/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-18 – Lester and Dawn Little requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct a garage that encroaches in the side setbacks as it meet the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried 5-1 with Planner Klunk casting the dissenting vote.

**Z15-19 – TRUENORTH WELLNESS SERVICES, 625 West Elm Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 204.2 (Uses by Right) in order to operate a counseling services and office use facility. The property is located at 1161-1181 Westminster Avenue in the R-22 zone.**

Jeremy Frye, Attorney and, Gary Trout, CEO True North, represented the request. Zoning Officer Swanner noted that they will be amending their application. Attorney Frye stated that True North Wellness is 5013c nonprofit cooperation providing behavioral health and wellness services throughout South Central Pennsylvania. It used to be known as Adams Hanover Counseling Services. They operate the Amazing Kids Clubs which works with children on the Autism spectrum. The program currently operates in downtown Hanover on Frederick Street. The program currently has fifty to eighty students with as many as one hundred participating in the summer months. The number of children being diagnosed on the spectrum has increased over the last decade. The age of the children utilizing the Amazing Kids club are between 2 and 21 with the average being from 2-15. True North has an agreement of sale for the



property at 1161-1181 Westminster Road and is purchasing the property with the intent of moving the Amazing Kids Club to this location. The property was formerly used as a restaurant and is located next to the South Hills Golf Club. There is a 20,000 square foot building that was used for a restaurant, bar and banquet facility which is a not conforming use in the R-22 zone. Attorney Frye stated despite numerous attempts the property has not succeeded as a restaurant. The property was sold at a judicial tax sale. True North did not purchase the property at the tax sale but is going to purchase it from the party that bought it. Attorney Frye stated that originally they applied for a zoning variance to Section 204.2 but is amending the application for a special exception to use the property as a medical clinic and facility. This use is permitted in the R-22 zone by special exception. Attorney Frye reviewed the conditions for a special exception. The parking and access roads are designed for the use requested by True North. The property is surrounded by a golf course and farm on either side of the property. The properties located on the other side of Westminster Avenue are residential. The facility will operate from 8:00 a.m. to 7:00 p.m. The patients will be dropped off in the morning and be picked up in the afternoon. Attorney Frye reviewed the specific criteria that needs to meet. The building does not comply with one of the requirements and they are requesting a variance for that requirement. They meet the lot area and width requirements, public sewer and water are being utilized, the appearance of the property will not change, and the landscaping and buffer yards are well established. They do not meet the setback requirements of the building being fifty feet from all property and street lines. The existing building is less than fifty feet from the adjoining property. They estimate that it is about thirty five feet from the property line. They are requesting a dimensional variance for the building. True North is taking a property with a nonconforming use and converting it to a use that is permitted by special exception. They will not be creating any new non dimensional nonconformities.

The existing house will be used for storage or training facility. True North's intent is not to rent out the house. Mr. Trout stated that the facility is not going to be a half-way house. He stated that there are no facilities for the residents of a half-way house to utilize. He stated that they may provide out-patient services for clients. There is a center in Red Lion that has about 100 participants in their program. Only Pennsylvania residents can participate in the programs offered by True North. There will be minimal activities on Saturdays. There is a waiting list of sixty-five kids wanting to utilize the program. If the facility is opened there will be an additional twenty-five staff members hired.

True North will do renovations to the property since it has been vacant for a while.

Planners Woodward/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Z15-19 – True North Wellness Services, requesting a variance to Section 204.2 (Uses by Right) which they are changing to Special Exception for the use of a Medical Clinic and Facility, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 6-0 vote.

The Planners received the following waiver or exoneration requests: None.

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

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

Jim Piat, Woodhaven Homes, represented this plan. He stated they have been working on a revised sewer plan which will require a change in the pump station design and needed to update the Erosion and Sediment Plan. The revised plans will be submitted the week of October 5, 2015.

**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 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.

**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.

**P14-08 - BROOKSIDE HEIGHTS - PHASE 2, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single - family attached dwellings. The property is located south of York Street and east of Brookside Avenue in the R-8 zone.** There was no action taken on this plan.

**P15-03 – AQUAPHOENIX – GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an addition for manufacturing and warehouse. The property is located at 12 Industrial Drive in the Industrial Zone. This plan was previously approved by the Board of Commissioners but not recorded with York County.** There was no action taken on this plan.

**ANITA MILLER SKETCH PLAN, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A sketch plan submitted for review. The property is located on the east side of Beck Mill Road in the R-22 zone. There was no action taken on this plan.**

**P15-13 – HANOVER WESLEYAN CHURCH, c/o Dave Hoover, P.O. Box 861, Hanover, PA 17331. A final land development plan submitted in order to construct a house of worship. The property is located at Hickory Lane in the R-22 zone. There was no action taken on this plan.**

**P15-14 – HANOVER STORAGE, LLC, Hanover Storage, LLC, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan submitted in order to construct mini-storage warehouses. The property is located at 900 Old Ridge Rod in the Industrial Zone.**

Scott Barnhart, Burkentine and Sons, represented this plan. They are proposing storage units for a property within the Industrial Zone that currently has a rental house that will be torn down. The property has on site sewer that will be removed and public water. They are not proposing sewer for the property with the intent that they would not be using the water except to water the grass. They have proposed several storage units and a larger building for storage by Burkentine and Sons. Mr. Barnhart is assuming the storage area will have twenty four access. Mr. Barnhart asked what improvements to the road will be the Township requesting. The Committee wants the improvements as required by the Subdivision and Land Development Ordinance.

**P15-15 – D & R BEAN, LLC, D & R Bean, LLC, P.O. Box 41, Spring Grove, PA 17362. A final land development plan submitted in order to construct a food manufacturing, storage warehouse and offices facility. The property is located at 25 Industrial Drive in the Industrial Zone. There was no action taken on this plan.**

Scott Barnhart, Burkentine and Sons, stated that they would like to construct Breezewood Drive without the approved Phase II PineBrooke land development plan. Engineer Bortner stated that they have preliminary plan approval which lays out the road. The Breezewood Drive Project had a redesign of Breezewood Drive that affects this construction. The road will not be built to the approved Pine Brooke preliminary plan. Engineer Bortner stated this is a risk to have the road installed without an approved plan. The benefit is the curve will be straightened out. Burkentine will be attending the Public Works meeting on October 6, 2015.

The meeting adjourned at approximately 7:59 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
NOVEMBER 5, 2015

Vice Chairman Joseph Klunk called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, November 5, 2015 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, William Woodward, Henry Senatore, David Baker along with Township Engineer Eric Bortner and Zoning Officer Matt Swanner. Planners Ray Van de Castle and Barbara Mahan were absent with notice.

The planners approved the October 1, 2015 planning commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations to the zoning hearing board:

**Z15-20 – JOSEPH T. AND CAROL E. LANE, 61 Lion Drive, Hanover, PA 17331.**  
**Applicant is requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct a screened in porch that encroaches into the rear setbacks. The property is located at 61 Lion Drive in the R-15 zone.**

Joseph and Carol Lane represented this request. Mr. Lane stated that currently there is a slab 24' x 15' on which they want to construct a screened in porch. There is a twenty foot alley to the rear of the property that was created when the development was constructed in 1990. Some of the right of ways for the alley remain and some of been absorbed by the property owners. The porch will be fourteen feet from the property line and twenty four feet from the center of the proposed alley.

Planners Baker/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-20 Joseph T. and Carol E. Lane requesting a variance to Section 203.3 (Area and Bulk regulations) in order to construct a screened in porch 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 5-0 vote.

The Planners received the following waiver or exoneration requests:

KPI Technology, on behalf of their client, D & R Bean, LLC, are requesting waivers to the following sections: Ordinance 728, Section 306 B-4 (a) (b) & (c) (Additional Stormwater Management Design Standards), Ordinance 407, Section 605 (Landscaping and Bufferyards) and Ordinance 623, Section 303.2 (d) (Development and Maintenance of Parking Facilities).

Engineer Bortner stated that the waiver of Ordinance 623 would have to be granted by the Zoning Hearing Board and could not be waived by the Penn Township Board of Commissioners.

Jeff Zeigler, KPI Technology, represented this request on behalf of D & R Bean. Warren Debnam, agent for D & R Bean, was also present.

D & R Bean purchased the property at 25 Industrial Drive and want to move their existing facility to this location. They are requesting a waiver of the fencing requirements for the stormwater facility. They would like the waiver because they are in an industrial zone. The total

depth of the pond is five feet. The maximum water in the pond for a one hundred year storm would be 3.75 feet. The longest water would remain in the pond is for twenty four hours. The planning commission expressed concern about the dwelling located on the property since it could be rented out to people with children. The Commission also expressed concern with the fact that children can ride their bikes to the area.

Planners Felix/Senatore moved for an unfavorable recommendation to the Penn Township Board of Commissioners on a waiver request to Ordinance 728, Section B-4 (a) (b) and (c) (Additional Stormwater Management Design Standards). Motion carried on a 5-0 vote.

Mr. Zeigler also requested a time extension of the landscaping and bufferyard requirements. They are requesting a waiver of three years. There will be a bond in place for the landscaping and the driveway.

Planners Baker/Woodward moved for a favorable recommendation to the Penn Township Board of Commissioners on a waiver request to Ordinance 407 Section 605 Landscaping and Bufferyards. 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.

**P03-30 – 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 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.

P14-08 - BROOKSIDE HEIGHTS - PHASE 2, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single - family attached dwellings. The property is located south of York Street and east of Brookside Avenue in the R-8 zone. There was no action taken on this plan.

P15-03 – AQUAPHOENIX – GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an addition for manufacturing and warehouse. The property is located at 12 Industrial Drive in the Industrial Zone. This plan was previously approved by the Board of Commissioners but not recorded with York County. There was no action taken on this plan.

ANITA MILLER SKETCH PLAN, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A sketch plan submitted for review. The property is located on the east side of Beck Mill Road in the R-22 zone. There was no action taken on this plan.

P15-13 – HANOVER WESLEYAN CHURCH, c/o Dave Hoover, P.O. Box 861, Hanover, PA 17331. A final land development plan submitted in order to construct a house of worship. The property is located at Hickory Lane in the R-22 zone. There was no action taken on this plan.

P15-14 – HANOVER STORAGE, LLC, Hanover Storage, LLC, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan submitted in order to construct mini-storage warehouses. The property is located at 900 Old Ridge Rod in the Industrial Zone. There was no action taken on this plan.

P15-15 – D& R BEAN,LLC, D & R Bean, LLC, P.O. Box 41, Spring Grove, PA 17362. A final land development plan submitted in order to construct a food manufacturing, storage warehouse and offices facility. The property is located at 25 Industrial Drive in the Industrial Zone.

Jeff Zeigler, KPI Technology, and Warren Debnam, agent for D & R Bean, LLC represented this plan. Some of York County Planning comments have been addressed. They have not received their approved NPDES permit. The Commission will review the revised plans at the next month's meeting. The Commission would not provide conditional approval.

The meeting adjourned at approximately 7:28 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
December 3, 2015

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, December 3, 2015 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, William Woodward, Henry Senatore, Barbara Mahan, David Baker along with Township Engineer Eric Bortner and Zoning Officer Matt Swanner.

The planners approved the November 5, 2015 planning commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations to the zoning hearing board:

**Z15-21 – SEAN SCHUMAN, 680 Gitts Run Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to construct an addition. The Property is located at 680 Gitts Run Road in the Industrial Zone.**

Sean Schuman represented the request. Mr. Schuman would like to construct a 13' x 12' addition on to his house. The house is located in the Industrial Zone and the property is screened in by vegetation.

Planners Baker/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-21 Sean Schuman requesting a special exception to Section 407.2 (Expansion and Alteration) in order to construct an addition, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e. Motion carried on a 7-0 vote.

**Z15-22-DIANA BASTIDA, 22 ½ W. Walnut Street, 2<sup>nd</sup> Floor, Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Use Regulations) in order to make homemade food for takeaway. The property is located at 10 Wirt Avenue in the R-8 zone.**

Diana Bastida represented the request. Zoning Officer Swanner noted that this property is a previous nonconformity that has houses several businesses throughout the years. Ms. Bastida stated that they will be selling taco and quesidias for carryout. She will be renting out the downstairs facility and installing a kitchen. There is some parking on the property but there are several rental units that may or may not be rented. She will have signs and advertise on the internet. She will have her parents working for her. The business will be open 10-9 Sunday through Saturday. She will have three to four employees working on a shift. There was some concern about what other units are being rented out in the building.

Planners Baker/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-22 – Diana Bastida, requesting a special exception to Section 202.2 (Use Regulations) in order to make homemade food for takeaway as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on 5-2 vote with Planners Felix and Senatore casting the dissenting votes.

**Z15-23 – WESLEY SENSENIG, 6999 Cannery Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Use Regulations) in order to convert an existing building into a three (3) unit multi-family dwelling. The property is located at 736 Baltimore Street in the R-8 zone.**

Wesley Sensenig represented this request. This property was a former boarding house. The boarding house use had been given a special exception but the use has been abandoned for three years so the use was discontinued and the property needs to meet the current regulations. Each unit will need its own exterior entrance along with a kitchenette. The carport will be constructed into two bedrooms and incorporated into the downstairs unit. The front door will be the main entrance for the downstairs unit. There will be six parking spots in the rear of the property. There is concern about having parking at the front of the house and it was suggested to remove it because it will require a turn around. Fire Chief Cromer will need to inspect to make sure all of the fire codes are being complied with. There is a small shed and garage on the property. The property owner will not be living at the property. All the units will have three bedrooms.

Planners Senatore/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-23 – Wesley Sensenig requesting a special exception to Section 202.2 (Use Regulations) in order to convert an existing building into a three (3) unit multi-family dwelling, as it meets the requirements as set forth in Section 503.3 a) thru e). Motion carried on 7-0 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.

**P03-30 – 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 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.

P14-08 - BROOKSIDE HEIGHTS - PHASE 2, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single - family attached dwellings. The property is located south of York Street and east of Brookside Avenue in the R-8 zone. There was no action taken on this plan.

ANITA MILLER SKETCH PLAN, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A sketch plan submitted for review. The property is located on the east side of Beck Mill Road in the R-22 zone. There was no action taken on this plan.

P15-13 – HANOVER WESLEYAN CHURCH, c/o Dave Hoover, P.O. Box 861, Hanover, PA 17331. A final land development plan submitted in order to construct a house of worship. The property is located at Hickory Lane in the R-22 zone. There was no action taken on this plan.

P15-14 – HANOVER STORAGE, LLC, Hanover Storage, LLC, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan submitted in order to construct mini-storage warehouses. The property is located at 900 Old Ridge Rod in the Industrial Zone. There was no action taken on this plan.

P15-15 – D& R BEAN,LLC, D & R Bean, LLC, P.O. Box 41, Spring Grove, PA 17362. A final land development plan submitted in order to construct a food manufacturing, storage warehouse and offices facility. The property is located at 25 Industrial Drive in the Industrial Zone. There was no action taken on this plan.

P15-16 – HEIGHTS AVENUE, Burkentine and Sons, Inc., 330 Dubs Church Road, Hanover, PA 17331. A reverse subdivision and land development plan submitted in order to construct a nine (9) unit multi-family dwelling. The property is located at Peter and Heights Street in the R-8 zone. There was no action taken on this plan.

P15-17 – PINEBROOK-PHASE II, Pinebrook Villa, LLC, 330 Dubs Church Road, Hanover, PA 17331. A final reverse subdivision and land development submitted in order to create fourteen (14) multi-family dwelling units. The property is located on Breezewood Drive in the R-8 zone. There was no action taken on this plan.

The meeting adjourned at approximately 7:38 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary