

PENN TOWNSHIP PLANNING COMMISSION  
January 7, 2016

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on Thursday, January 7, 2016 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Henry Senatore, Barbara Mahan and David Baker along with Township Engineer Bortner and Zoning Officer Swanner.

The Planning Commission took action to reorganize. Planners Van de Castle/Mahan moved to nominate David Baker Chairman. Motion carried. Planners Van de Castle/Senatore moved to nominate Barbara Mahan Vice Chairman. Motion carried.

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

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

**Z16-01-Heights Avenue LLC 1500 Baltimore Pike Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Use Regulations) in order to construct a muliti-family dwelling unit. The property is located at Heights Avenue and Peter Street in the R-8 zone.**

Scott Barnhart, Burkentine and Sons, represented this request. Burkentine and Sons is proposing to put two multi-family dwellings on the property. The requirements for special exception outline in Section 628 are all being met. The plan shows lot area meeting the ten thousand square foot minimum. The required lot width is one hundred feet minimum and the plan shows a two hundred and ten foot lot width. Set backs are a fifteen foot minimum and this will be met or exceeded. Paved area is 30% maximum, right now the plan shows a 22.8% paved area. Density requirement is 10 units per gross acre of land and the plan proposes 9 units for .92 acres. The plan meets all of the general provisions for design standards. Item g is addressing traffic problems however this development is such that Burkentine and Sons does not foresee that type of high traffic volume. Item h stipulates that each dwelling unit should have a minimum of sixteen feet of width and no more than eight in a row. The plan proposes eighteen and twenty foot lot units with four and five in a row. The dwellings will be two and a half stories out of the ground with a half story in the ground. Burkentine and Sons are proposing to place a common driveway in the rear of the property rather than individual driveways coming off of Heights Ave. There was discussion and clarification concerning what areas would be paved and included in the common drive. There were questions concerning use of the macadam alley and whether or not parking would be permitted. The alleyway is not owned by Burkentine and Sons and Penn Township does not govern existing alleys. Allies are privately owned with public access and parking is permitted as long as it does not block access by emergency vehicles.

Planners Klunk/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z16-01-Heights Avenue LLC requesting a special exception to Section 202.2 (Use Regulations) in order to construct muliti-family dwelling units as it meets the requirements for a special exception set forth in section 503.3 a) thru e). Motion carried on a 5-0 vote.

The planners received the following wavier or exoneration requests:

Hanover Land Services on behalf of Hanover Wesleyan Church is requesting a waiver to Section 603 (Curbs, Gutters & Sidewalks) of the Penn Township Subdivision and Land Development Ordinance in regards to a plan submitted for review. The property is located along Hickory Avenue.

Kris Raubenstine, Hanover Land Services is representing the request. There is an existing stormwater containment structure and the headwall is in the right-of-way where the sidewalk should be. Hanover Wesleyan Church is requesting to transition the sidewalk in front of the structure and run it along the curb. There will be no grass plot in between the curb and the sidewalk. There was discussion concerning sidewalk along the rest of the street.

Planners Klunk/Mahan moved for a favorable recommendation to the Penn Township Board of Commissioners for the Hanover Land Services request regarding the Hanover Wesleyan Church plan. 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.

**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.**

Kris Raubenstine, Hanover Land Services represented this plan. Engineer Bortner stated that the Public Works Committee discussed bonding for this plan on January 5, 2016 and had no objection to the bond amount proposed by Hanover Wesleyan Church. The FEMA floodplain changed slightly in December 2015 which modified the original plan. Everything that can be addressed with the plan has been addressed. Planner Klunk confirmed that WWTP Superintendent Mahone's original comments were addressed on this plan. Planner Van de Castle confirmed that Police Chief Laughlin's original comments concerning the driveway width have been addressed on this plan. The driveway will be twenty-four feet wide.

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

**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.

**P16-01 – THE DeVAN FARM, LOT 1, The DeVan Farm LLC c/o Lawrence DeVan, 67 Holly Hill Lane #300, Greenwich, CT 06830. A final reverse subdivision and land development plan submitted in order to adjoin a bordering lot. The property is located on the S.E. side of Hanover Pike SR 194 in the R-15 zone.** There was no action taken on this plan.

Zoning Officer Swanner presented the P01-28 High Pointe @ Rojen Farms sewage planning module. County and Township comments were received and addressed. The property will have its own pumping station. The planners discussed the module.

Planners Senatore/Klunk moved for approval of the planning module. Motion carried on a 5-0 vote.

Planner Klunk asked how the current plans will be affected by Engineer Bortner and Assistant to the Engineer Garrett's work on the street lighting ordinance. Engineer Bortner said that for now the plans are being approved the way that the current street light ordinance is written. There was discussion on the current placement of street lights throughout the Township.

The meeting adjourned at approximately 7:40 P.M.

Respectfully submitted,

Angela Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
FEBRUARY 4, 2016

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on Thursday, February 4, 2016 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Henry Senatore, Barbara Mahan, and Ray Van de Castle along with Township Engineer Bortner, and Zoning Officer Swanner.

The planners approved the January 7, 2016 planning commission minutes as submitted.

The planners receive the following zoning appeals and made the following recommendations to the Zoning Hearing Board:

**Z16-02-Patrick Muskin, 311 Deaven Road, Harrisburg, PA 17111. Applicant is requesting a special exception to Section 208.2 (Use Regulations) in order to operate a pet crematory. The property is located at 979 York Street in the H/B zone.**

Patrick Muskin, potential business owner, represented this request. Mr. Muskin is proposing to open a pet crematory at the property located at 979 York Street. His intention is to seek partnerships with local veterinary offices rather than doing business directly with families, though a family who contacts him directly would not be turned away. He estimates only being on site three days a week in the beginning adding days as business picks up. He will be the only employee on site unless the business grows to the point that he can't handle it all on his own. There is a parking space inside the building so he will be able to load and unload without disturbing the neighboring businesses. Planner Senatore asked if the animals would all be domesticated. Mr. Muskin responded that he will only be cremating domesticated animals and his equipment will only handle up to two hundred fifty pounds.

Planner Van de Castle asked for details on the equipment being used and any environmental concerns. Mr. Muskin explained that the equipment being used will be assembled off site and moved to the property once completed. The equipment meets all requirements in Pennsylvania and would be under the jurisdiction of the Department of Environmental Protection. He will have to be granted an air quality permit from DEP and it will be maintained through the life of the business with the DEP performing unannounced, on-site visits yearly. Initially, once the equipment is inspected and approved by the DEP, he will be granted a six month operating permit, which allows the machine to be installed. During the first six months the DEP will visit the site to watch the machine in operation and run tests to ensure it is functioning properly. Mr. Muskin noted that the DEP's standards on odor and smoke are stricter than the Penn Township

Zoning Ordinance and he will be meeting the DEP's standards. Commissioner Van de Castle asked if natural gas would be used. Mr. Muskin responded that it will and he has already contacted Columbia Gas to make sure they can work with his requirements.

Planner Senatore pointed out that there is a definition for crematory in the zoning ordinance but it is not listed as a use by right or special exception in any zone. Mr. Muskin felt that this business is similar to an animal hospital or kennel which are in the zoning ordinance. Zoning Officer Swanner noted that there are several uses not delineated in the zoning ordinance and that will be addressed when a new zoning ordinance is adopted. He then asked Mr. Muskin why he chose this location for his business. Mr. Muskin stated that he was looking within one hour of his home and working within a certain budget. He said that most zones that could allow for this type of business only offer facilities that are too large for his needs. This location is also perfect with the drive in loading area.

Planners Senatore/Baker moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z16-02-Patrick Muskin requesting a special exception to Section 208.2 (Use Regulations) in order to operate a pet crematory as it meets the requirements for a special exception set forth in the Section 503.3 a) thru e). Motion carried on a 5-0 vote.

The planners reviewed the following waiver or exoneration requests:

Engineer Bortner reported that there is a waiver request for P15-16-Heights Avenue that was not submitted in time for this evening's meeting. It is concerning the elevation used on the plan. No discussion was held and no action was taken.

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.

Scott Barnhart, Burkentine and Sons, represented this plan. 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 Zigler, KPI Technology, and Warren Debnam, agent for D&R Bean, LLC represented this plan. An adequacy letter has been issued concerning the erosion and sediment control permit from York County Conservation District. There was a zoning note added to the plans and it was approved by the zoning officer. Engineer Bortner verified that all engineering comments were addressed. Plans signed by the owner and engineer will be provided for review. Planner Van de Castle asked if they are still planning on renting the house that's on the property. Mr. Debnam responded that they will be renting it out as soon as water is run to the house.

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

**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.**

Scott Barnhart, Burkentine and Sons, represented this plan. 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.**

Scott Barnhart, Burkentine and Sons, represented this plan. There was no action taken on this plan.

**P16-01 – THE DeVAN FARM, LOT 1, The DeVan Farm LLC c/o Lawrence DeVan, 67 Holly Hill Lane #300, Greenwich, CT 06830. A final reverse subdivision and land development plan submitted in order to adjoin a bordering lot. The property is located on the S.E. side of Hanover Pike SR 194 in the R-15 zone.** There was no action taken on this plan.

**P16-02-CONTAINMENT PROJECT (CONAGRA FOODS), the Dennis Group, LLC, 1537 Main Street, Springfield, MA 01103. The property is located at 680 West Chestnut Street in the Industrial Zone.** There was no action taken on this plan.

The meeting was adjourned at approximately 7:29 P.M.

Respectfully submitted,

Angela Hallett, Recording Secretary



PENN TOWNSHIP PLANNING COMMISSION  
MARCH 3, 2016

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on Thursday, March 3, 2016 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Henry Senatore, and Ray Van de Castle along with Township Engineer Bortner, Zoning Officer Swanner, and Assistant to the Engineer Garrett. Planner Barbara Mahan was absent with notice.

The planners approved the February 4, 2016 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 reviewed the following waiver or exoneration requests:

Hanover Land Services on behalf of Burketine and Sons is requesting a waiver to Section 402.o (U.S Coast and Geodetic Survey Datum) of the Penn Township Subdivision and Land Development Ordinance in regards to P15-16-Heights Ave.

Engineer Bortner read a letter dated January 29, 2016 from Hanover Land Services concerning the Heights Avenue plan.

Kris Raubenstine, Hanover Land Services, represented this plan. Commissioner Van de Castle asked if this was intended to be a one time approval. Engineer Bortner answered that he spoke with Reg after the Public Works meeting on March 1, 2016 and highly recommended that they not submit another waiver request for this in the future.

Planners Klunk/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners for the Hanover Land Services request regarding the Heights Avenue, LLC plan. Motion carried on a 4-0 vote.

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

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

**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.**

Kris Raubenstine, Hanover Land Services, represented this plan.

Engineer Bortner reported that the proposed access on Westminster Avenue is beside an existing driveway and they are working with PennDOT and the owner of the driveway to get this resolved so there is not a driveway right next to a road.

**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.**

Engineer Bortner reported that the plan for Stonewicke was originally submitted in 2002 and resubmitted in 2004. There are no staff comments in the packet because the plan predates the current method of sharing comments. The plan addresses all comments that Engineer Bortner is aware of. Commissioner Van de Castle asked for an explanation of what is surrounding the property and Engineer Bortner showed him on the map.

Kris Raubenstine, Hanover Land Services, represented this plan. Commissioner Van de Castle asked if the gas line is already in and Mr. Raubenstine answered that it is in place. Planner Van de Castle asked if it was an existing line and Mr. Raubenstine said that it was. Planner Van de Castle asked if there would be one hundred ninety-five homes built and Mr. Raubenstine stated that some of the lots are unbuildable because of stormwater requirements so there will only be one hundred eighty-seven. Planner Klunk asked Engineer Bortner to confirm that all comments from the previous plans have been addressed and they have. Zoning Officer Swanner asked when roads will be put in. Mr. Raubenstine stated that they will start with DEP permits soon but don't know when the roads will go in.

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

**P06-23 -BROOKSIDE AVENUE TOWNHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone.** There was no action taken on this plan.

**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.

**P15-13 – 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.

Engineer Bortner reported that Hanover Storage was not originally proposing water or sewer but everything in the industrial zone is required to have both. They are developing a plan to get the sewer to the property and they've been out surveying in the past week.

**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.**

Engineer Bortner reported that this is the subdivision plan for the old Township recycling facility on Heights Ave.

Scott Barnhart, Burkentine and Sons, represented this plan. He reported that, to the best of his knowledge, Engineer Bortner is ok with everything engineering wise. He is waiting for the sewer module to come back from DEP. Engineer Bortner stated that all of the comments were on previous renditions of the plan and have been addressed on the current plan. Planner Van de Castle asked if there would be a dumpster on site or just bags on the street. Mr. Barnhart confirmed that there will be no dumpster. Planner Van de Castle asked if there would be decks on the back of the homes and Mr. Barnhart responded that decks are not proposed because there will be double wide parking in back. Planner Van de Castle asked for confirmation that the garages will be on the back and they will. Commissioner Klunk asked Engineer Bortner and Zoning Officer Swanner if all comments had been taken care of and both responded that they have. Engineer Bortner added that the bond was discussed at the March 1, 2016 Public Works Committee meeting.

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

**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.**

Scott Barnhart, Burkentine and Sons, represented this plan. Mr. Barnhart stated that they cut in most of the roadway but haven't done the work yet. There will be fourteen townhouses that closely mirror the ones in Pinebrook Phase I. They will have rear entry and a deck. All comments have been addressed and there is a sewer module. Zoning Officer Swanner stated that a traffic study was performed by Assistant to the Engineer Garrett and it showed that there should be no parking along the west side of Breezewood Drive. Police Chief Laughlin and Lieutenant Hettinger looked at the traffic study and determined that the street is not wide enough at twenty-eight feet to support parking on either the east or the west side. Planner Van de Castle stated that this will be discussed at the Public Safety meeting on March 7, 2016. Planner Klunk stated that he doesn't think putting the signs on the plan is necessary. Engineer Bortner said that he's only aware of one instance of the builder being asked to put signs on the plan. It was Brookside Heights and the purpose was to make sure buyers were aware that they couldn't park on the street prior to purchasing a home. Planner Klunk does not want to hold up the plan for the signs because it's a Township Road and the Board of Commissioners can decide to add the signs at any time. Planner Van de Castle shared concern that the street is narrow North of Hufnagle Drive and there are often traffic problems when people stop to park on the street. This will be discussed at a Public Safety meeting.

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

**P16-01 – THE DeVAN FARM, LOT 1, The DeVan Farm LLC c/o Lawrence DeVan, 67 Holly Hill Lane #300, Greenwich, CT 06830. A final reverse subdivision and land development plan submitted in order to adjoin a bordering lot. The property is located on the S.E. side of Hanover Pike SR 194 in the R-15 zone.**

Ed Schreiber, Frederick Seibert and Associates, represented this plan. He stated that the purpose of this plan is to separate the existing one hundred forty acre farm into two separate pieces. One will be approximately seventy-two acres with the majority in Penn Township and seventeen acres in Conewago Township. The Conewago Planning Commission and Board of Supervisors have already approved the plan. Lot one will have an existing house and farm complex as well as a substantial amount of flood plain. DeVan Farm LLC is selling this lot to the Homewood Corporation to use as a buffer between their existing community and Hanover Pike. All of the comments from York County Planning Commission as well as other agencies have

been addressed. There is no new development being proposed at this time, just creating new lot lines.

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

**P16-02-CONTAINMENT PROJECT (CONAGRA FOODS), the Dennis Group, LLC, 1537 Main Street, Springfield, MA 01103. The property is located at 680 West Chestnut Street in the Industrial Zone.**

Carlos Bastos, The Dennis Group, represented this plan. Mr. Bastos stated that all comments have been addressed. Planner Klunk asked if the DEP's concern about flour getting in to the creek had been addressed and Mr. Bastos stated that there will be canopies in place to catch any flour that may come off of the trucks. Planner Van de Castle asked if the canopy would cover the roadway at all. Mr. Bastos stated that the canopy will extend to the property line and no further.

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

**P16-03-MARTINS RIDGE SUBDIVISION LOTS 22 & 29, John F. & Margo M. Hall, 1162 Brian lane, Hanover, PA 17331. A final reverse subdivision plan submitted in order to add on to an existing lot. The property is located in Martins Ridge Subdivision in the R-22 zone.** There was no action taken on this plan.

Respectfully submitted,

Angela Hallett  
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
APRIL 7, 2016

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on Thursday, April 7, 2016 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Barbara Mahan, Henry Senatore, and Ray Van de Castle along with Township Manager Rodgers, Township Engineer Bortner, Zoning Officer Swanner, and Assistant to the Engineer Garrett.

The planners approved the March 3, 2016 Planning Commission minutes as submitted.

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

**Z16-04 – Michael and Christine Cooper, South Hanover Automotive, LLC, 848 Baltimore Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 207.2 (Use Regulations) in order to construct an automobile tire sales and auto repair garage. The property is located at 871 Baltimore Street in the S/C zone.**

Scott Strausbaugh, Becker and Strausbaugh PC, represented this plan. Michael and Christine Cooper are proposing to purchase the former Roberts family restaurant located at 871 Baltimore Street in the S/C zone. The property is currently owned by Steven and Donna Shearer and the Coopers have entered in to an agreement to purchase the property subject to zoning approval. The property is presently vacant and has been for sale for years. The proposal is to turn the restaurant into a wholesale/retail tire business which is a permitted use under the zoning ordinance.

The second part of the project is to construct a five bay garage behind the restaurant to conduct auto repairs. This is not classified as a permitted use under special exception so they are asking for a use variance. The proposed building will be approximately 3,300 square feet and will leave plenty of parking space remaining. There are no dimensional or setback measurements that require a variance and the variance is only needed for the auto repair portion of the project. This parcel is located between an Auto Zone and the soon to be vacant ACNB Bank, to the North is the Giant gas station and across the street from that is the Cooper's current business. Mr. Cooper would like to move across the street for more space and ease of operations. He has a history of maintaining his property.

Mr. Strausbaugh reviewed the standards for a variance and how they are met by the Cooper's proposal. 502.3 a) states that there be no dimensional variances required and there are not for this proposal. 502.3 b) is met because the property is already developed and they are only requesting to add an additional building. Per 502.3 c) we believe this property and the services that will be performed are consistent with what is already going on in the neighborhood so there will be no unnecessary hardship. Traffic shouldn't really increase either. Per 502.3 d) this will not alter the character of the neighborhood as there is already an Auto Zone next door and the Cooper's current

business is just across the street. There will be minimal impact to the neighborhood. There are also similar uses permitted under the variance. Transportation terminals are allowed and the definition provides for housing trucks and truck repairs.

Zoning Officer Swanner noted that he didn't feel a variance was necessary for this. He changed the application coversheet because the zoning ordinance states that where a use is not explicitly accepted or denied it will be a special exception usage which gives a relief of variance requirements. Mr. Strausbaugh believes all of the special exception requirements were met as well.

Planner Van de Castle asked if there would be car sales at the new location. Mr. Cooper said that sales will not be moved across the street. They will either sell the handicapped mobility accessory portion of the business or continue to run it from the current location.

Planners Senatore/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z16-04 – Michael and Christine Cooper requesting a special exception to 207.2 (Use Regulations) in order to construct an automobile tire sales and auto repair garage as it meets the requirements for a special exception set forth in the section 503.3 a) thru e). Motion carried on a 5-0 vote.

**Z-16-05– Gerald Funke c/o GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. Applicant is requesting a special exception to section 204.2 (Use Regulations) and section 407.2 (Expansion and Alteration) in order to construct classrooms and future cemetery. The property is located at 5125 Grandview Road in the R-22 zone.**

Gerald Funke, GHI Engineers and Surveyors, represented this plan. The church is located on Grandview Road and they want to expand their classrooms. They are proposing to move the classrooms in their Baltimore Street location to this facility. Baltimore Street is very congested and this move will help alleviate some of that. Previously the church had been granted the use of classrooms in this building so they're asking for a continuation of this.

The cemetery will be a future use. The church has six hundred to eight hundred plots remaining in their current cemetery and the new one wouldn't be needed before those are full. Planner Van de Castle asked how many burial plots will be at the church. Dan Ernst, St. Joseph Catholic Church, said they don't know because the need for the cemetery is so far in the future and it hasn't been designed yet.

Planner Senatore asked what the relationship is between the school on Baltimore and the classrooms on Grandview. Mr. Ernst said that they plan on selling the Baltimore Street property. There are only one hundred children attending classes on Baltimore Street and they will be dropped off at the new location by a Hanover school bus. Planner Van de Castle asked if there would be kids from West Manheim at the school and there will be. Mr. Ernst said that there are five districts bussing kids in to their school, including Hanover, West Manheim, South Western, Conewago, and Spring Grove. Planner Van de Castle asked how soon construction would start on the school. Mr. Funke said they are hoping to start in the fall.

Planners Senatore/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z16-05 – Gerald Funke c/o GHI Engineers

and Surveyors requesting a special exception to section 204.2 (Use Regulations) and Section 407.2 (Expansion and Alteration) in order to construct classrooms and future cemetery as it meets the requirements for special exception set forth in section 503.3 a) thru e). Motion carried on a 5-0 vote.

**Z16-06 – Pearl Geeting, 665 West Middle Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to construct additions to existing dwelling. The property is located at 665 West Middle Street in the R-8 zone.**

Tim Mummert, Gary L Mummert, and Douglas Geeting, Pearl's son and Power of Attorney, represented this plan. Mr. Mummert said they are interested in adding an addition to the existing house at 665 West Middle Street that would allow Mrs. Geeting to stay and age in place. They would like to add eighteen feet on to the house at the back of the property. They will build one foot in from each exterior wall so they are staying within the existing building envelope. Mr. Mummert showed pictures of the home and explained the proposed addition. The home will go from one and a half stories to two stories. The garage is currently a one car enclosed with a two vehicle carport. They are proposing to level it and build a three vehicle enclosed garage. They do not meet the setbacks for the R-8 zone but the existing house doesn't either. There will not be exceeding lot coverage. Zoning Officer Swanner asked what the total height of the addition will be and Mr. Mummert said twenty-eight feet. Planner Van de Castle asked how long Mrs. Geeting has lived here. Mr. Geeting said it was the first house on the block and she's lived there more than fifty years. Adding the addition will allow her to stay in a familiar place while adding additional living space upstairs for care givers.

Planners Klunk/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z16-06 – Pearl Geeting requesting a special exception to Section 407.2 (Expansion and Alteration) in order to construct additions to existing dwelling as it meets the requirements for a special exception set forth in Section 503.3 a) thru e). Motion carried on a 5-0 vote.

The planners reviewed the following waiver or exoneration requests:

GHI Engineers and Surveyors as representative of St. Joseph Catholic Church, are requesting waivers to the following sections of the Penn Township Subdivision and Land Development Ordinance: Section 404 (Environmental Impact Studies) and Section 605 (Landscaping and Bufferyards) in regards to their land development plan. The property is located at 5125 Grandview Road.

Gerald Funke, GHI Engineers and Surveyors represented this request. Mr. Funke stated that the traffic study should not be needed because the increase in traffic would be minimal since the students are mostly bussed as opposed to be driven by parents. There are more people coming to the SRI school in the evening than will be attending during the day. They are also asking for a waiver of streetscape bufferyards because there will be no changes made out towards Grandview Road. He showed a picture of where the changes will be made and nothing will be affected next to the



street. Planner Van de Castle pointed out that Police Chief Laughlin is recommending the traffic study be completed and there may be a need to make changes to the crosswalk. Mr. Ernst asked to speak and shared that in 1995 when the building was built it was for the SRI program. There are currently one hundred sixty-six students enrolled in school and four hundred seventy-six enrolled in the SRI program. There are a lot more students on site in the evening than during the day. Mr. Ernst said there was a crosswalk installed in 1995 and the Township was supposed to improve the crosswalk going forward. The crosswalk was not kept up and the lines are in need of painting. Having already gone through this in 1995 we don't see the need to do it again. There is no parking in the street and the parking lot is big enough for all cars to park. Planner Van de Castle commented that there were fewer existing homes on Grandview Road in 1995. There is more traffic on the street with development that's taken place since 1995. He asked Manager Rodgers if a traffic study was done in 1995 and she replied that there is no traffic study on record. Mr. Ernst said that he was at a Public Safety meeting two years ago requesting school signs to be put up and the Chief of Police told him the Township would do a traffic study. Manager Rodgers reiterated that there is no traffic study on file. Mr. Ernst said there are no students walking across the street from the school at this time. Mr. Funke asked if a traffic study was done when Martins Ridge was built. He questioned if it's right to make St. Joe's pay for a study when they aren't the cause of the increased traffic. Planner Senatore asked if any traffic study performed in the area would be sufficient. Engineer Bortner said that other traffic studies wouldn't address the concerns with the school even if they had been done. A residential traffic study wouldn't address the crosswalk or school zones. Zoning Officer Swanner asked if the cemetery would affect traffic and offer further reason for a traffic study. Planner Klunk said a traffic study would most likely take all of that into account. Planner Senatore asked how many busses will be added for the new students and Mr. Ernst said it will probably be two.

Zoning Officer Swanner asked if St. Joe's is asking for relief from the bufferyards or just the streetscape. Mr. Funke said there was one comment about putting a buffer to the left of the church but there isn't any work being done on that side and the homes were built after the church. Zoning Officer Swanner said that as the cemetery is added a buffer will be required. Planner Klunk stated that the waiver request specifically says streetscape so that's what needs to be addressed right now. The bufferyards can be addressed in land development. Planner Van de Castle pointed out that extending the tree line behind the rectory may be necessary to prevent lights from getting into the houses behind.

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

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

Hanover Land Services, Inc., on behalf of Schindler Elevator Corp, are requesting a waiver from Article III, Section 303 of the Penn Township Subdivision and Land Development Ordinance requiring the preparation of a Land Development Plan for additional proposed paving construction at their 14 Barnhart Drive location.

Reg Baugher, Hanover Land Services, represented this request. Mr. Baugher stated that the property at 14 Barnhart Drive is 7.5 acres and has an 85,000 square foot warehouse and commercial use building on it. They would like to add 2,200 square feet of parking on the property. There was an approved plan in 1999 for 72,000 square feet of parking that was never built. They would like to build in the same area that parking was approved in the 1999 plan and nothing is being changed except they only want to use a portion of the proposed area. The stormwater management from the original plan was approved and installed. Planner Klunk clarified that this request is not concerning the new building on Fame Ave it's the one in the industrial park on Barnhart Drive. Mr. Baugher showed where the parking will be on a picture and answered questions about lot size. Planner Van de Castle asked if this is going into the current stormwater and it is.

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

Hanover Real Estate Partners, LLC is requesting a waiver from the Penn Township Land Development process for an entrance onto their property from West Chestnut Street. Their address is 348 Poplar Street.

Wayne Rice, Hanover Real Estate Partner, LLC, represented this plan. Mr. Rice stated that this property was purchased last year and they have been making improvements on it ever since. There are currently three businesses operating out of this property and the entrance is off of Poplar Street, which is very narrow. There is already a water basin there beside where they are proposing to place the driveway. The driveway will be across from the driveway for Donald B. Smith. Planner Van de Castle asked if a waiver was requested for the parking on the other side of the building. Planner Klunk said that there was a zoning waiver and the only stipulation was that the water main had to be protected. Planner Van de Castle asked if this would create a pathway for trucks to cut from Poplar Street to Chestnut Street and Mr. Rice said that is not the intention. They want to create better access for truck traffic because it's very narrow on Poplar Street. Traffic often stops when trucks are pulling out of the property. Mr. Funke, HLS, pointed out that the driveway is not directly across from Donald B. Smith, it is slightly off center to allow for room to maneuver trucks in and out.

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

Light-Heigel & Associate, Inc., on behalf of Burger King are requesting a waiver from Article III of the Penn Township Subdivision and land Development in regards to their proposed improvement at the South Hanover Shopping Center on Baltimore Street for a Burger King restaurant with drive thru.

Rich Ozimek, representative to the owners of the South Hanover Shopping Center and Keith Heigel, Light-Heigel & Associates Inc., represented this plan. Mr. Ozimek stated that he works for the owners of the South Hanover Shopping Center and has been involved with this project since the beginning. They are working on filling this last lot and it's been a long process getting this property into something nicer for the community. Burger King is ready to get moved in and he told them there is an approved plan so they can get in pretty quickly. He asked that the commission stick to agreements made with previous people so that the project can move forward.

Mr. Heigel handed out page three of the thirteen page land development plan that was approved in 2008. He referred to Special Note #2 on the plan and read, "THE BANK AND RESTAURANT OUTPARCELS ARE SUBJECT TO MODIFICATIONS PENDING FINALIZATION OF TENANT. THE RESTAURANT OUTPARCEL BUILDING MAY INCREASE UP TO A MAXIMUM 3,500 SQUARE FEET PENDING FINALIZATION OF TENANT; HOWEVER, POINTS OF ACCESS AND INTERNAL CIRCULATION PATTERNS WILL REMAIN ESSENTIALLY CONSISTENT WITH WHAT IS SHOWN HEREON". The arrangements that were made consisted of looking at the impervious area and taking a best guess at what would be put on the property. What was originally proposed on the plan was very similar to what a Sonic would have needed with a very small footprint on the restaurant with a patio and a larger parking area. Special Note #2 was added in case a different type of restaurant wanted to move in. Mr. Heigel presented this request to the Public Works Committee on April 5, 2016 and has since made the recommended changes concerning parking space size. Burger King angled spaces are traditionally 9x20 and they were updated to reflect the Penn Township required 10x20.

Mr. Heigel said there is a privately owned water main that serves the shopping center and it's approximately ten feet into the property. The restaurant had to be pushed forward to accommodate the water main. Mr. Heigel outlined the difference in the approved plan and the proposed changes. There are still two driveways and a one-way circulation of traffic. The approved building size was 34,000 square feet and the proposed one is as well but there is less parking. The stormwater system is in place with some necessary changes. Due to the water main location and having to move the building, the driveway was slightly moved from the approved plan and the streetscape will be different. Mr. Heigel referenced special note 2 where it mentions potential changes, the area that is moved forward does not exceed the 3,500 square feet outlined in the note. He believes that the changes are all in line with what was intended on the approved plan but still wants to work with Township staff to stay in compliance with everything that being done. Zoning Officer Swanner asked why the water main on the approved plan is running behind the restaurant and it's not there now. He asked if it had moved. Mr. Heigel said that they were not aware of the location of the water main until recently, but it has not moved since the plan was approved in 2008. Planner Van de Castle asked if the water main will be running under the sidewalk. Mr. Heigel said that the structural engineer doesn't want the water main any less than twelve and a half feet from the building so it will be under the sidewalk.

Mr. Ozimek stated that they would like to continue in the format that was used with Advance Auto. At that time they spoke with staff and when submitting plans for

architectural review they added a couple of sheets of side work that was requested. There was no land development plan for Advance Auto and they would like to move forward with the same process this time. He does not understand why the parking spaces were approved on the original plan but need to be changed now, but they were willing to make the changes. Engineer Bortner commented that the original plan showed fifty-three 10x20 parking spaces and the new plan shows thirty-eight of a different size. He also pointed out that the Advance Auto footprint of what was built is 99% identical to what was on the approved plan. Planner Van de Castle asked what the approved size is for a handicapped parking space. Zoning Officer Swanner said, per Building Code Officer Boyd, handicapped spaces are not accessory to what the Township requires, they're inclusive in what's required.

Mr. Heigel stated that special note 2 was added to account for changes such as parking. Engineer Bortner stated that special note 2 references the size of the building. Zoning Officer Swanner commented that the purpose of the land development plan is to have a legal document holding all parties accountable to what everyone has agreed to. If the commission is looking to make a favorable recommendation there will need to be other documents to act in place of the plan. Planner Baker stated that a favorable motion will need to be accompanied by stipulations. Engineer Bortner said that it will be a matter or staff review if the request is approved. Staff will make sure that it meets all ordinances and requirements.

Planners Mahan/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners on the request with the stipulation that all Township requirements be met. 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.

**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.

P15-13 – 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.

P15-16 – 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 on action taken on this plan.

P16-03-MARTINS RIDGE SUBDIVISION LOTS 22 & 29, John F. & Margo M. Hall, 1162 Brian lane, Hanover, PA 17331. A final reverse subdivision plan submitted in order to add on to an existing lot. The property is located in Martins Ridge Subdivision in the R-22 zone.

Reg Baugher, Hanover Land Services, represented this plan. Mr. Baugher stated that the existing stormwater is part of lot 22 and the owners have agreed to sell the land and add this to lot 29. Both property owners are in agreement with the sale. It will make lot 29 a total of 2.4 acres. Both pieces of property currently have existing dwellings and the only thing this will do is transfer 79,000 square feet of drainage area. Mr. Baugher has received County and staff comments and addressed them.

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

**P16-04 – MCDONALD'S DRIVE-THRU & ADA UPGRADES, McDonald's Real Estate Co., One McDonald's Plaza, Oak Brook, IL 60523. A final land development plan submitted in order to upgrade drive-thru and parking facilities at existing restaurant. The property is located at 1448 Baltimore Street in the S/C zone.**

Michael Jeitner, Bohler Engineering, on behalf of McDonalds represented this plan. Mr. Jeitner stated that they are proposing to move from a single drive-thru to a side by side drive-thru lane. There will be no parking spaces lost and the impervious coverage is being reduced by approximately two hundred thirty-five square feet. Additionally, ADA parking spaces will be brought in to compliance in regards to slope. Emmett Patterson, franchise owner, said that the same thing was completed two or three years ago at his Eisenhower Drive restaurant. This will be the same type of drive-thru, almost identical. The current drive-thru set up was not designed to handle the volume of large family orders that are coming in which creates traffic back up. The area has also grown a lot since the restaurant was built and the arrival rate of cars is very high. The side by side will allow the cars to be stacked closer to the building and will keep over flow traffic off of the street. Planner Baker asked what will be done to accommodate delivery trucks. Mr. Patterson answered that there are three deliveries per week and each delivery takes about thirty to forty-five minutes to unload. The parking lot on the right will be blocked off during deliveries. Planner Klunk asked if one of the windows would be eliminated. Mr. Patterson said that the current building has three windows and they will only use two. The middle window is presently being used as the cashier window and the last window is the food window. Planner Senatore asked if the County had any comments. Mr. Jeitner said they did not and that the staff asked for the plan to be signed and merger documents provided and both were taken care of. Planner Van de Castle asked what would be done for a drive-thru during construction. Mr. Patterson answered that it will be closed for about a week and a half.

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

**P16-05 – ST. JOSEPH CATHOLIC CHURCH, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development submitted to construct an elementary school. The property is located at 5125 Grandview Road in the R-22 zone.** There was no action taken on this plan.

The Commission reviewed the Act 537 Plan. Planner Baker asked Township Manager Rodgers to comment. Manager Rodgers explained that the 537 Plan needs to be reviewed by the Planning Commission during the comment period. It is the Township sewer plan for the next thirty years or so. Manager Rodgers reviewed the changes required by the plan including sewerage the Oak Hills area. Planner Van de Castle asked how long the comment period lasts. Manager Rodgers said one month. Once the comment period is over the comments will be submitted to DEP and York County Planning also has to review and make recommendations before it's officially approved. Planner Senatore asked if the plan includes guidelines for septic systems and it does. Once the Act 537 Plan is adopted on-lot septic will need to be pumped

every three years and they will be required to mail a card to the Township when they have completed the pumping.

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

Planner Klunk noted that there will be a land development plan for WellSpan to build on the lot on Baltimore Street and it's going to be a 120,000 square foot medical facility with 3 stories.

The meeting was adjourned at approximately 9:06 P.M.

Respectfully submitted,

Angela M. Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
May 5, 2016

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on Thursday, May 5, 2016 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Barbara Mahan, and Ray Van de Castle along with Township Manager Rodgers, Township Engineer Bortner, Zoning Officer Swanner, and Assistant to the Engineer Garrett. Planner Henry Senatore was absent with notice.

The planners approved the April 7, 2016 Planning Commission minutes as submitted.

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

**Z16-07 – QUINN FLAG LLC, MATTHEW QUINN, 581 W. Chestnut Street, Hanover, PA 17331. Applicant is requesting a variance to Section 207.2 (Use Regulations) in order to operate a retail, wholesale and light manufacturing facility. The property is located at 640 Boundary Avenue in the S/C zone.**

Peter Comly, CFO of Quinn Flags represented this plan. Currently Quinn Flags is a retail and wholesale facility dealing mostly in internet sales. There are a few walk-in customers. The business has outgrown the current building and the Boundary Avenue property is a nice location. Mr. Comly explained they print on fabric then cut, sew and assemble which is light manufacturing. Planner Klunk asked how many printers they are using and how much space is needed for the manufacturing portion of the business. Mr. Comly said they currently have three printers. They are large format printers that are approximately ten feet long each. They would like to get rid of two smaller printers and move towards printing on paper then transferring to the fabric. The printing and sewing area is a little less than five thousand square feet. Planner Klunk confirmed that only a small portion of the property will be used for manufacturing. Mr. Comly said the remaining space will be for offices. Planner Van de Castle asked if there would be frequent mail and package deliveries. Mail will be picked up at the post office and there will be fabric delivered to the facility.

Rich Krill, property owner at 550 Boundary Avenue, was present. He has no problems with the variance for Quinn Flag. He owns storage units and will be the largest neighboring business to the property.

Planners Klunk/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z16-07 – Quinn Flag LLC requesting a variance to Section 207.2 (Use Regulations) in order to operate a retail, wholesale, light manufacturing facility as it meets the requirements for a variance set forth in Section 502.3 a) thru f). Motion carried on a 5-0 vote.

The Planners reviewed the following waiver or exoneration requests:



GHI Engineers and Surveyors as representative of St. Joseph Catholic Church, are requesting waivers to the following section of the Penn Township Subdivision and Land Development Ordinance: Section 605 (Landscaping and Bufferyards) and a waiver to Section 306.B.4 (fencing) of the Penn Township Stormwater Management Ordinance in regards to their land development plan.

Ted Decker, GHI Engineers and Surveyors represented this request. Mr. Decker stated that the current parking lot has been in place since 2002 and the bufferyard was not required when it was built. St. Joseph is adding on to the West side of the building and does not believe adding screening to the East side should be required. The stormwater basin has been an existing basin since 1996 and a fence was not required in the past.

Planner Van de Castle asked if the kitchen is being expanded. Dan Ernst, St. Joseph Catholic Church, said a pantry, refrigerator and freezer are being added. The State Health Department requires a separate refrigerator and freezer for the school. Planner Baker asked what grades will be taught in the school. Mr. Ernst said Pre-Kindergarten through 8<sup>th</sup> grade. Planner Van de Castle asked if a retention pond is being added and it is not. It's a culvert system that flows down to the lowest point of the property and ends in the woods. Planner Baker asked if there is anything in place to prevent the students from walking to the water basin. The wetlands are all covered by woods and the students are never down there alone. They are supervised by teachers. Planner Baker asked if there is ever standing water and Mr. Ernst said it all eventually flows in to the wetlands that have been there for a thousand years. Planner Mahan asked if neighbors could access the property where the water basin is. Mr. Ernst said the land is posted for No Trespassing and no one should be there without permission. If someone is on the property illegally the church could have them arrested but there's never been a problem with that. Commissioner Van de Castle asked if the water basin currently has the grading shown in the plan. Andy Feeser, Conewago Enterprise, Inc., said there is a soil amendment but the sloping is very gradual. The depth is not changing from what it is today. Planner Van de Castle asked how deep it is, it appears to be seven feet deep. Mr. Feeser said it's a gradual grade not a seven foot pond and it's what's already existing. Engineer Bortner said the slope doesn't meet the current ordinance because it's steeper than the ordinance requires. St. Joseph could leave what's there so it doesn't become a regulated activity and add something to another piece of the property. Engineer Bortner did not comment on the steepness of the berm previously because it wasn't being affected by the plan. The ordinance only deals with the area being changed in the plan, so complying with the stormwater ordinance in a different fashion would make the fence unnecessary. Mr. Decker said the area has to be affected in order to meet the NPDES requirements for the conservation district.

Commissioner Van de Castle asked if there would be any shrubbery along the East side of the building. Mr. Decker said there is no change taking place on that side of the building. Mr. Ernst said the houses on that side of the building were built after the church and they can plant their own shrubbery or buy blinds. Allen Smith, 5195 Grandview Road, owns the property to the West of the church. He said that he has no objection to the bufferyard waiver. Planner Klunk asked if previous plans for St. Joseph Catholic Church were given bufferyard waivers. The only waivers given to the church

were for sidewalk and yard sales. Planner Klunk said he'd like to see something planted on the East side, possibly a pine tree every ten feet or so. Mr. Ernst reiterated that the church was there before the homes were built and they can put in their own trees. Planner Klunk said he'd like to find some common ground on the bufferyards, but Mr. Ernst did not want to consider planting any shrubbery.

Planners Klunk/Mahan moved for an unfavorable recommendation to the Penn Township Board of Commissioners on the Landscaping and Bufferyards request. Motion carried on a 4-0 vote.

Mr. Ernst asked if this motion included both the East and the West side of the building and it does.

Planners Mahan/Van de Castle moved for an unfavorable recommendation to the Penn Township Board of Commissioners on the fencing request. Motion carried on a 3-1 vote with Planner Klunk 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.

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.

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.

P15-16 – 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 on action taken on this plan.

P16-05 – ST. JOSEPH CATHOLIC CHURCH, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development submitted to construct an elementary school. The property is located at 5125 Grandview Road in the R-22 zone.

Ted Decker, GHI Engineers and Surveyors, represented this plan. Mr. Decker said the Township Engineer's comments were addressed this morning by Gerry Funke. York County Planning Commission comments were addressed as well. York County commented on the access drive and one-way directional arrows were added to the plan. The church has contracted with TRG to perform a traffic impact study. Verification of planning module was not required. Verification of erosion and sediment control by the York County Conservation District is being done now. Engineer Bortner said that staff has not seen the plan revisions yet but it appears that all of the comments were addressed. The plans will be distributed to staff tomorrow for review. Planner Van de Castle asked if the traffic study has to be completed before the plan is approved and Engineer Bortner indicated that it does. The waiver requests also need to be considered by the Board of Commissioners and the plan will need to be updated afterwards. The bond will need to go to the Public Works Committee before the plan can be approved as well. Mr. Decker asked if a conditional approval could be made until the traffic study is completed. Planner Klunk said the plan is not ready to be approved.

There was no action taken on this plan.

P16-06 – BROOKSIDE HEIGHTS – PHASE 3, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan to create eighty-five (85) residential lots to construct single family attached and multifamily dwellings. The property is located east of South Center Street and west of Meadowbrook Drive in the R-8 zone.

Ted Decker, GHI Engineers and Surveyors, represented this plan. Mr. Decker said the staff comments were received but they have not had time to address them yet. York County Planning Commission comments have not been received. Engineer Bortner said the plan was preliminarily approved in 2009. That plan was mostly duplexes and they are now proposing townhouses. At that time the traffic study showed Park Street extending to York Street with a potential traffic light at Park and York. The property owners along Park Street, which is a private street, quiet titled the property so the connection on to Park is no longer showing on the plan. This is being filed as a final plan as a Phase 3 and a Phase 4. Planner Klunk said that Park Street will need to be renamed on the plan and asked if Meadowview Drive would be a problem. Engineer Bortner said that the way the ordinance is written Meadowview Drive complies.

Planner Van de Castle asked if the townhomes will have decks. Mr. Decker said there is more depth to the lots. Planner Van de Castle asked if the entry in the corner by the apartments would be wide enough for a fire truck. Engineer Bortner said Fire Chief Cromer had no comments on the plan. Zoning Officer Swanner asked if there was any additional information on the floodplain. Mr. Decker said there is no floodplain mapped, it's all offsite.

There was no action taken on this plan.

Planner Klunk asked if anyone would like to attend the York County Planning Commission Municipal Training Session on May 16, 2016. No one is available to attend.

The meeting was adjourned at approximately 8:12 P.M.

Respectfully submitted,

Angela M. Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
June 2, 2016

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on Thursday, June 2, 2016 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Henry Senatore, Ray Van de Castle along with Township Engineer Bortner and Zoning Officer Swanner. Planner Barbara Mahan was absent with notice.

The planners approved the May 5, 2016 Planning Commission minutes as submitted.

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

**Z16-08 – PAUL CLAS, 11035 Old Frederick Road, Thurmont, MD 21788. Applicant is requesting a special exception from Section 407.2 (Expansion and Alteration) in order to expand and/or alter a non-conforming use. The property is located at 831 Blooming Grove Road in the R-40 zone.**

Jim Yingst of Guthrie, Nonemaker, Yingst, & Hart, LLP represented this plan. Mr. Yingst introduced Mr. Paul Clas, property owner. Mr. Yingst said the property is a kennel right next to Codorus State Park on Blooming Grove Road. Mr. Clas said the property contains a boarding kennel that has forty runs and an apartment over the kennel, where he and his wife reside. Mr. Yingst noted that kennels are allowed in the R40 zone by special exception. The kennel has been there since at least 1984 and the business has run continuously in that time. Mr. Clas said he did not start the kennel originally but has been the owner since May 1, 2011. The minimum lot size in the R40 zone is one acre and this property is 3.8 acres. Mr. Clas pointed out the shaded areas on the plan which represent a proposed two thousand and five square foot house. The property has public sewer and a private well. Mr. Clas would like to build a three bedroom home with a living room, dining room, and kitchen. The home will be for Mr. Clas and his wife. The kennel operations will continue as they have been. The apartment would be used for a caretaker who works for the kennel. Mr. Clas already has somebody in mind to fill this position, a trustworthy friend. The apartment is approximately seventeen feet deep and forty-eight feet long. The apartment will not be leased out. Mr. Clas explained that he and his wife have a second business showing AKC dogs that takes them away from home about three weekends each month. This business provides enough income to keep the kennel running during the slow months. Presently Mr. Clas is hiring people to come and stay in the apartment while they are out of town showing dogs. The industry standard is for someone to be on site with the dogs twenty-four hours a day in case of emergency. There are liability issues with leaving the dogs unsupervised. The apartment will be retained for a single resident who is employed by the kennel and can care for the dogs while the Clas's are away.

Mr. Yingst pointed out that the home construction will be confined to the current lot. Less than thirty-five percent of the total property is being used for the new home.

The same driveway and parking area will be used and there are no other proposed changes to property. Planner Klunk asked how long Mr. Clas has lived at the kennel because he has a Maryland address. Mr. Clas said he and his wife have lived there for five years. His wife is from Canada and was in the middle of immigration proceedings when the kennel was purchased. Their attorney recommended not changing the address until after the proceedings were completed, which just occurred. Mr. Clas will be permanently living in Pennsylvania with the construction of the house. Planner Van de Castle asked if there's any chance they'll be breeding dogs. Mr. Clas said no. Mr. Yingst pointed out that this is in no way an animal hospital or breeding facility. Planner Klunk asked if they only board dogs and Mr. Clas said they can board cats as well. Mr. Yingst asked Mr. Clas if it has ever been his intention to lease the apartment. Mr. Clas said he couldn't get more than \$300 a month in rent and it would be more useful to gut the building and use it for more kennel space, but he needs someone on location for the dogs, so he'll be housing an employee.

Planners Klunk/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z16-08 – Paul Clas requesting a special exception to Section 407.2 (Expansion and Alteration) in order to expand and/or alter a non-conforming use as it meets the requirements for a special exception set forth in Section 503.3 a) thru e.), with the stipulation that the apartment be used only by an employee/caretaker and the house be used only by the kennel owners. Motion carried on a 4-0 vote.

The Planners reviewed the following waiver or exoneration requests:

GHI Engineers and Surveyors as representative of St. Joseph Catholic Church, are requesting a partial relief from the requirements of Section 605 (Landscaping and Bufferyards) of the Penn Township Subdivision and Land Development Ordinance in regards to their land development plan. Owner agrees to plant trees on the east side of the property as shown on the provided plan.

Gerry Funke, GHI Engineers and Surveyors, represented this request. Mr. Funke said there is a citizen with an adjoining property to the church would like to address the Board and introduced Mr. Victor Sciukas, 1141 Brian Lane. Mr. Sciukas said he lives in the Martins Ridge subdivision and is concerned about the proposed tree line behind his property. He presented the Board with a petition signed by adjacent property owners. Mr. Sciukas said that there is great aesthetic value to the open space. The sunsets are beautiful, the breeze coming off the field is great, and wildlife can be seen running through the field. The open area adds to the community feeling of the neighborhood. Mr. Sciukas joined the bocce ball league this year and enjoys easy access to the bocce ball court behind his house. The three people who signed the petition are all located to the right of the bocce ball court. There are two other houses that will be affected by the landscaping, one was just purchased last week and the other is vacant. Mr. Sciukas showed the planners where his home is located on the plan. Mr. Funke asked Mr. Sciukas if he had been solicited by St. Joseph Catholic Church or GHI Engineers to attend this meeting. Mr. Sciukas said he went to the church office on his own when he first heard rumors about the trees being planted. After not receiving a

response he approached Monsignor Lions who had someone contact him and suggest he share his concerns at the meeting. Planner Baker asked how long he's lived in his home. Mr. Sciukas said all of the people who signed the petition are original owners and have been there around seven years. Planner Klunk said the tree line could be reduced to eight so that the three home owners who signed the petition will not have a tree line. Mr. Sciukas thanked the Board and said he'd appreciate the change.

Planners Klunk/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on the Landscaping and Bufferyards request with partial relief from the landscaping requirement to include the twenty-four Juniperus Virginian trees on the plan and eight of the fourteen Eastern White Pines on the eastern edge of the property to end at the corner of the parking lot. Motion carried on a 4-0 vote.

Robert T. Hemler, Sr. is requesting a waiver from Section 603 (Curb, Gutters, and Sidewalks) of the Penn Township Subdivision and Land Development Ordinance in regards to a new house construction located at 16 Earl Street.

Mr. Hemler was not present. Engineer Bortner read a letter dated May 17, 2016 from Robert T. Hemler, Sr. requesting a waiver of sidewalk requirements. The letter was accompanied by a building permit application. Engineer Bortner said 16 Earl Street is a subdivision plan that was done in 2006. Mr. Hemler is proposing to build what would have originally been in the Park Hills subdivision. The current ordinance states that sidewalks have to be installed where there is curb when building a new home. Since there is no other sidewalk on the street Mr. Hemler is requesting a temporary waiver. Planner Klunk said the advantage to installing sidewalk when you build is that the price goes in to the construction loan. Eric Bortner showed a picture of the street adjacent to Earl and there are newer houses on the adjacent side that have sidewalk installed. He said the sidewalk helps to establish the grading on the property.

Planners Senatore/Van de Castle moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this Curbs, Gutters, and Sidewalks request. Motion carried on a 4-0 vote.

South Western School District is requesting a waiver from Article III, Section 303 of the Penn Township Subdivision and Land Development Ordinance in regards to a proposed restroom facility to be constructed in the immediate vicinity of the previously approved land development plan for proposed improvements to the stadium.

Mr. Nate Osbourne, Director of Facilities for South Western School District, represented this request. Mr. Osbourne said he is new to his position and has been wading through facilities requests since being hired and this one rose to the top. Mr. Osbourne said a large number of people in the community have voiced their support for this. There was a land development plan approved in 2007 that showed a restroom facility and the school would like to proceed with installing this if it can be done within a reasonable budget. The school is proposing a nine hundred square foot facility which is smaller than what was originally approved. It will be in the same general vicinity. Planner Klunk asked if everything on the plan was built except the restroom. To the

best of Mr. Osbourne's knowledge everything else was built. He said the land disturbance will be very moderate for this addition. Engineer Bortner said there was a wavier for an access path over to a shot put and discus area but everything else on the plan should be the same. Mr. Osbourne said they are currently using port-a-potties as well as keeping the high school open for additional restrooms. The school cannot afford to do a full restroom facility to support the stadium at this time but believes this is a step in the right direction. The high school will still be open for additional restrooms.

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

South Western School District is requesting a waiver to Article III Section 303 of the Penn Township Subdivision and Land Development Ordinance in regards to placement of asphalt on existing gravel walking path which was covered on a previously approved land development plan for additional athletic fields.

Mr. Nate Osbourne, Director of Facilities for South Western School District, represented this request. The original plan was approved in 2004 and showed gravel pathways. The school would like to pave the gravel pathways to assist people with mobility challenges. The planners reviewed the plan with proposed changes and discussed where the pathways will tie in. Planner Van de Castle asked if the pathways will be wide enough for emergency vehicles. The pathways will be six feet wide.

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

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

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

**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.

**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.

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.

P16-05 – ST. JOSEPH CATHOLIC CHURCH, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development submitted to construct an elementary school. The property is located at 5125 Grandview Road in the R-22 zone.

Gerry Funke, GHI Engineers and Surveyors, represented this plan. Mr. Funke said the traffic study has been completed and was given to Engineer Bortner. St. Joseph is ready to move forward with the bond but was waiting for a decision on the landscaping waiver. A fence around the water basin was added to the plan. Planner Van de Castle asked if the fence will be around the deepest point and it will.

Engineer Bortner said TRG's traffic study shows that the parking is fine as it is and there will be no need to add "No Parking" signs. There are no problems with the crosswalk or the way the school zone is currently assigned. Commissioner Van de Castle asked if York County Planning Commission comments were addressed and they were.

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

P16-06 – BROOKSIDE HEIGHTS – PHASE 3, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan to create eighty-five (85) residential lots to construct single family attached and multifamily dwellings. The property is located east of South Center Street and west of Meadowbrook Drive in the R-8 zone.

Ted Decker, GHI Engineers and Surveyors, represented this plan. Mr. Decker said York County Planning Commission comments have been addressed. He met with Engineer Bortner earlier in the week and went over the plans with him. Engineer Bortner said the plans were reviewed last month and it's at the bonding stage now. There was a minor phasing change to include all of the construction of the adjacent lot. He asked if they have come up with a new name for Park Street. Scott Barnhart, Burkentine & Sons, said they are still working on that. Possible street names were discussed. Planner Van de Castle asked if apartments are being built. Mr. Barnhart said they will be leased condos similar to South West Crossing. Planner Van de Castle

asked if there is enough room for decks and there is. Planner Van de Castle asked if there will be fencing. Mr. Barnhart said there will not but they are planting trees. Planner Van de Castle asked how many units will be built. Mr. Decker said there are a total of eighty-seven lots; seventy-two townhouses, thirteen apartments, and two open lots. Planner Van de Castle asked if the wetlands will remain. Mr. Barnhart said a stormwater basin is going where the wetlands are.

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

**P16-07 – PROPOSED MEDICAL OFFICE FACILITY, Wellspan Properties, Inc., 2545 South George Street, Suite 1, York, PA 17405. A preliminary/final land development plan submitted in order to construct a medical office facility. The property is located adjacent to 1275 Baltimore Street (M&T Bank) located to the north and west in the S/C zone.**

Bob Heidelbaugh, Wellspan Health, Adam Anderson, Site Design Concepts, and John Sykes, Transportation Resource Group (TRG), represented this plan. Mr. Anderson said the project is fifteen acres located on the west side of Baltimore Street. Mr. Anderson shared a colored rendering of what the final project will look like. The project will be serviced by public water from Hanover Borough and public sewer from Penn Township. There will be two points of access; one on Baltimore street, which is a Penn DOT right-of-way and another at the rear of the property that will tie in to the proposed Stonewicke subdivision. The site is zoned for a shopping center and a medical center is a use by right in this zone. Landscaping will be provided between the facility and neighboring homes.

Bob Heidelbaugh introduced himself as a facility planner for Wellspan Health. He said Wellspan purchased the property in 2008 with the intention of building in the future and they are now ready to begin building an ambulatory care facility. This will enable them to consolidate and, in some cases, expand ten medical practices in the area under one roof. The ten practices can be characterized as primary care, diagnostics (labs and imaging), same day procedures (GI and surgery), and specialists. The gross area of the building is approximately one hundred twenty thousand square feet with three stories. There is a significant slope allowing one side of the building to be day lighted and the other to be in a basement. The basement is desirable for a medical facility that provides imaging services. The current plan is to develop ninety-four thousand square feet, about eighty percent of the total building. There will be twenty-thousand square feet of shell for future growth and six thousand for support services. There are two covered entrances, one at ground level and one at the first floor level. The project budget is \$65 million. He showed photographs of similar existing Wellspan facilities and pointed out that they are willing to spend a lot of money creating a good looking building. Mr. Heidelbaugh said they expect land development to happen in the current calendar year, building design and detailed drawings in the next calendar year, most of the construction in 2018, and occupancy in 2019.

John Sykes said they initially thought a traffic signal would be the best approach but listened to the Township's concerns and are now looking at alternatives. They are looking at a phased traffic analysis where Wellspan doesn't believe the buildout will be

done all at one time. It would be 2022 before the buildout is complete. TRG has done some traffic counts at the Wellspan facility in Gettysburg. They use the ITE Trip Generation Manual to determine how much traffic should be generated at a facility. The Gettysburg facility does not generate as much traffic as the book value suggests and the same can be expected for the Hanover facility. Mr. Sykes said the study is not yet complete and they are still looking at alternatives. Presently they are suggesting a center turn lane on 94. The plan currently shows a single lane exiting the facility on to 94 but there is a large median that can accommodate another lane in the future. The center turn lane will be a positive for the 94 corridor and a natural fit. The same thing was done on North Hills Road in York and it was a good fit. The center turn lane is a safety improvement as well as a capacity improvement. TRG will continue to work on the study and send it to York County Planning Commission and Penn DOT when it's complete. Planner Van de Castle asked what the length of the center lane will be. Mr. Sykes said right now it would run from the vicinity of Willow Court and tie it in to the left turn lane at Grandview Road. Engineer Bortner said there are concerns with a center turn lane such as the parking along Baltimore Street. Mr. Sykes said they will need to take a look at pavement depth to make sure the shoulder is up to suitable depth for Penn DOT's paving requirements. It does appear that a center turn lane would be a logical extension because of the wide shoulders. Engineer Bortner asked if there would be any shoulder left. Mr. Sykes said a portion of the shoulder would be used as travel lane. Engineer Bortner showed a picture of the intersection at Willow Court and said there is a difference in elevation here that could be dangerous with a center turn lane added.

Planner Klunk asked if MRIs, cat scans, or other portable machines will be brought in on trailers. Mr. Heidelbaugh said the portable equipment usually comes the day it's needed and may stay overnight. Planner Van de Castle asked how tall the two sides of the building will be. Mr. Heidelbaugh said the top of the roof is at the zoning ordinance height limit and there is a green covering over top of that. The green covering is essentially a screen to conceal equipment. Zoning Officer Swanner said the green area would be considered a cupola or façade, not a part of the structure. Mr. Heidelbaugh said the north end of the building will have more above ground than the south end. He said the entrance on the west is at basement level and the north entrance is at the first floor. Planner Van de Castle asked if there are speed bumps in the parking lot. Mr. Anders said there are not and Planner Van de Castle suggested they may be useful in discouraging people from cutting through the parking lot.

Planner Klunk asked how trucks will maneuver through the parking lot. Mr. Heidelbaugh said they don't expect a lot of trucks other than deliveries. Their deliveries do not fill an entire truck so they won't be parked there for too long when they do make drop offs. Imaging trucks will be parked on a large pad in the northwest corner of the building. There will also be occasional trucks to deliver gas for the emergency generator.

Mr. Anderson said they have three waiver requests. Planner Klunk explained that waivers need to be submitted in writing and put on the agenda before they are considered. Mr. Anderson listed the three waivers that will be submitted: waiver of preliminary plan, feasibility report, and a reduction to the amount of required plants and

a wooden or metal fence rather than masonry. The planers discussed what the fence would look like.

Shawn and Jamie Garrett, 4120 Grandview Road expressed concern with increased traffic caused by the Wellspan facility. Randy Green, 4115 Grandview Road was also concerned with traffic. Tim Elder, 27 Hillside Road, is worried about his property value being affected. He has a picture window that presently looks out over a field and will eventually look out over the medical center. He is also concerned with the emergency generator making noise. Mr. Elder asked that the buffer be examined more closely.

The meeting was adjourned at approximately 9:00 P.M.

Respectfully submitted,

Angela M. Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
JULY 7, 2016

Co- Chairman Barbara Mahan called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on Thursday, July 7, 2016 at the Penn Township Municipal Building. Also present were planning members Clayton Black, Joseph Klunk, Henry Senatore, and Ray Van de Castle with Township Engineer Bortner, Zoning Officer Swanner and Assistant to the Engineer Garrett. Planner David Baker was absent with notice.

The planners approved the June 2, 2016 Planning Commission minutes as submitted.

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

**Z16-09 – BURKENTINE & SONS BUILDERS, INC., 330 Dubs Church Road, Hanover, PA 17331. Applicant is requesting a variance to section 202.3 (Area and Bulk) and a family dwelling special exception from Section 202.2 (Use Regulations) in order to construct multi-family dwellings (three-story townhouses) that exceed the maximum building height. The property is located on Brookside Avenue in the R-8 zone.**

Paul Minnich, Barley Snyder Attorneys at Law, and Scott Barnhart, Burkentine & Sons, represented this plan. Mr. Minnich said both the variance and special exception should be relatively easy by virtue of prior decisions in the Township. Burkentine & Sons has been before the Planning Commission and Zoning Hearing Board in the past and been granted similar waivers. Mr. Barnhart explained that the property is on Brookside Avenue. There was a plan filed by Mummert Enterprises and approved in 2006 but it was never built. The plan was for seventeen townhouses in almost the same configuration that is being proposed now. The difference is that the new plan shows condos with a private driveway at the rear. Single family attached dwellings are permissible by way of special exception. All criteria in Section 628 was reviewed and met according to Mr. Barnhart. All criteria in Section 503.3 was also reviewed and met prior to submitting application. Likewise all criteria in Section 306.2 was reviewed and met prior to submitting application. There is full compliance with all three sections. Mr. Barnhart said the same special exception was granted for Burkentine & Sons' Heights Avenue plan as well as Southwest Crossing on Bowman Road, Pinebrook off of Breezewood Drive and Brookside Heights. All of these were the same building type and had the same special exception approved.

Mr. Barnhart said the same variance was approved for Heights Avenue. He explained that a three-story townhouse is almost impossible to build with a thirty foot height restriction. They are usually thirty-five, thirty-six, thirty-eight, or forty feet in surrounding municipalities. Three nine foot beams plus one foot of slab and the roof are more than thirty feet total. Unless a very flat roof with no peak were used there is no way to make it fit within thirty feet. Mr. Minnich said there is a bit of an anomaly in the

Penn Township Subdivision and Land Development Ordinance when it comes to the R-8 zone. The high density R-8 zone calls for a maximum thirty foot height whereas the less dense zones have a higher height. According to Mr. Minnich it is a bit of a peculiarity that the higher density area would have a lower height limit. Mr. Barnhart said that he would appreciate the building height in the R-8 zone being considered as the Ordinance is reviewed. Mr. Barnhart said the previous variances issued have been in no way harmful to the Township. Planner Black asked what the height will be and Mr. Barnhart said thirty-five feet.

Mr. Minnich pointed out that this is a dimensional variance not a use variance and therefore has a substantially lower legal standard. Planner Black asked what the hardship is. Mr. Minnich said they don't need to show hardship for a dimensional variance. Mr. Black asked what the detriment to having a thirty foot roof would be. Mr. Minnich said the visual appearance would be unappealing and make a less desirable looking product. Mr. Barnhart said a thirty foot height would force them to create a product that's not consistent with what's in the Township. A flat roof would create snow accumulation issues. Planner Black asked what the building height was on the expired plan. Zoning Office Swanner said Brookside Heights Phase 2 was granted a variance to Section 306.2 on June 11, 2013 to allow a maximum building height of thirty-five feet. Planner Senatore confirmed that each story of the townhouses will be nine feet in addition to the roof and foundation. Planner Van de Castle asked if there will only be one driveway and there will.

Planners Klunk/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z16-09 – Burkentine & Sons, Inc. requesting a variance to Section 202.3 (Area and Bulk) as it meets the requirements for a variance set forth in Section 502.3 a.) thru f.) and a special exception from Section 202.2 (Use Regulations) as it meets the requirement for a special exception set forth in section 503.3 a.) thru e.) Motion carried on a 5-0 vote.

The Planners reviewed the following waiver or exoneration requests:

Site Design Concepts, on behalf of Wellspan Health are requesting waivers from the Penn Township Subdivision and Land Development as follows: Section 303 (Submission of Plans), Section 403 (Feasibility Reports on Sewer and Water Facilities) and Section 605 (Landscaping and Bufferyards) in regards to their proposed medical office land development plan. The property is located on Baltimore Street.

Bob Sandmeier, Site Design Concepts, represented this request. Mr. Sandmeier is the project manager for the Wellspan facility in Hanover. He did not present objectives because that was covered in a previous meeting. Revised plans and a traffic study were submitted last month. Wellspan is asking for a waiver to Section 303 for a preliminary plan so they can go straight to the final plan. They are asking for a modification to Section 605 for the required masonry wall. Within fifteen feet of the property line a masonry wall is required but Wellspan would like to use a vinyl or wooden fence instead. Mr. Sandmeier said the intent of a fence is the same as the masonry wall. In addition to the wall a pretty dense set of trees is required so the fence

won't be very visible. The modification is only required on the north side of the driveway and a short one hundred foot section at the rear of the property. The area next to the driveway has a downhill embankment, the road is higher and the masonry wall would require a deeper foundation. Planner Black asked why fencing is required. Mr. Sandmeier explained that the landscaping and fence are required because of the distance from the next zoning area. Planner Mahan asked why they are opposed to masonry. Mr. Sandmeier said it's a cost item as well as a matter of aesthetics. There is a better variety of choices with a fence and the masonry wall would stick out like a sore thumb. Planner Van de Castle asked what side of the fence the shrubbery will be on. Mr. Sandmeier said the shrubbery will be on both sides of the fence with the majority on the residential side. Planner Black asked if they are exceeding the required number of parking spaces. Mr. Sandmeier said they exceed it by three. Planner Black suggested that rearranging the parking could increase the distance from the property line and negate the need for a waiver but there is not enough parking for that to work. Planner Black asked what the purpose of the masonry wall is. Engineer Bortner said the longevity of a masonry wall is higher than a fence. It's permanent and has a long lifespan now. Planner Black asked if an unkempt fence is a zoning violation. Zoning Officer Swanner said that the upkeep of a fence falls under normal zoning regulations and all fences are to be maintained in good repair. Mr. Sandmeier said that fences have changed since the zoning ordinance was written and they generally have a longer lifespan. Planner Senatore asked if there are any practical applications for a masonry wall as far as noise control. Zoning Officer Swanner said that a masonry wall would likely keep out more noise. Planner Black asked what kind of shrubbery is being planted. Mr. Sandmeier said it will primarily be hollies and evergreens.

Planner Mahan asked if York County Planning Commission has sent comments on the plan. Engineer Bortner said yes but none of the waiver items were mentioned in their comments. The waiver requests were on the plan the County reviewed so they are aware of them. Planner Van de Castle asked if it's ok to waive the sewer and water feasibility study. Engineer Bortner said we'll need a planning module for the sewer side of things but we can't speak to the water side of things. The public water is handled by Hanover Borough. Mr. Sandmeier said the feasibility study is based on onsite septic and private water. A waiver is being requested because they won't be using onsite sewer or private water. They have already spoken with Hanover Borough about the water. Zoning Officer Swanner asked if Wellspan has addressed WWTP Superintendent Mahone's comments about the depth of the main going through the parking lot. Mr. Sandmeier said they have made the necessary changes on the most recent plans. Superintendent Mahone has not had a chance to review the plans yet but indicated by telephone that his concerns were met.

Lucy Elder, 27 Hillside Road, asked if the building will cause other offices within Penn Township to be left empty. Ryan Wickenheiser, Wellspan Health, said they are looking to add services not consolidate and vacate. They are not leaving any vacant storefronts or family practices sitting idle. Mrs. Elder asked if it will be the kind of building that requires a lot of walking to get from your car to your doctor. Mr. Sandmeier said they haven't finalized the programming of the building yet. There is parking on both levels and the farthest corners of the building are likely going to house storage and utility equipment. Mr. Sandmeier pointed out that the outer parking lot is for employees

not patients. Planner Mahan asked how many handicapped parking spaces there are and there are fifteen.

Planner Black asked why they don't want to submit a preliminary plan. Mr. Sandmeier said that a preliminary plan is usually for a phased development or subdivision. The preliminary would show the overall master and the final would show the individual phases. He said a preliminary plan isn't really needed for a commercial property since the final plan would be the same as the preliminary. Planner Van de Castle asked if the entire building will be used at first. Mr. Sandmeier said they are not planning to use the entire building in the beginning but that could change during the two years of construction.

Planner Black asked what authority the Planning Commission or Board of Commissioners has to grant a waiver. He doesn't see the word "waiver" anywhere in the Code. Engineer Bortner said Section 802 has to do with modifications and former Township Manager Garvick created a list of when it's a waiver and when it's a modification. There is a policy in place for waivers. Planner Black said it should be in the Code since it's already a policy.

Planners Senatore/Klunk moved for a favorable recommendation to the Penn Township Board of Commissioners on the submission of plans, feasibility report on sewer and water facilities and landscaping and bufferyard requests. Motion carried on a 5-0 vote.

Mrs. Lucy Elder asked why the buffer is part of the complex. Mr. Sandmeier said the buffer is almost three quarters of the property. Planner Van de Castle said the buffer goes all the way around the property but the waiver is only needed in two sections. Mr. Elder said that their house faces the building and parking lot and they will see the parking lot through their picture window. He asked if it would be possible to extend the buffer to the North corner. Mr. Sandmeier said they can look into what can be done but the little section of land behind the Elder's house is an easement and plants aren't allowed in the easement. It was approved a long time ago as a right-of-way for a future street. Engineer Bortner said the bufferyard should cover the whole zoning line.

Engineer Bortner said that Willow Court doesn't have a cul-de-sac and it's very difficult to turn around in. The proposed plan isn't going to extend Willow Court so the cul-de-sac should be addressed. Planner Van de Castle asked how much more space is needed to make a cul-de-sac. Engineer Bortner said cul-de-sacs are typically eighty feet and it is sixty now. Zoning Officer Swanner showed an image of Willow Court and inserted a circle showing where the cul-de-sac would be. Planner Klunk asked if Wellspan could take a look at it and work with Engineer Bortner. Mr. Sandmeier said they will be glad to discuss it with the Township but there is no right-of-way or easement so it would have to be offered to the Township by Wellspan. Planner Klunk said that's what they'd like to discuss.

Planner Black asked if there is a channelized entrance. Chris Schwab, TRG, said the traffic study has been submitted to Penn DOT but not yet approved. The submitted study shows side-by-side lanes coming out of the property. If Penn DOT says there should be two lanes, there will be a median in between the lanes. Planner Black asked if there would be a traffic light. Mr. Schwab said they are not proposing a



traffic light. They proposed a center turn lane from Willow Court to Grandview Road. After running the traffic analysis they don't see the need for a traffic signal. There may be some delay exiting the property during P.M. peak but it isn't enough to warrant a signal. Mr. Schwab said Penn DOT will comment on their traffic study and they will make changes accordingly. Engineer Bortner asked if they addressed Hillside Drive in their report. Mr. Schwab said it wasn't discussed during the scoping meeting because there are no left turns out of Hillside Drive. If people are making illegal turns that is an enforcement issue. He is willing to look at it more closely. Planner Black asked if they show cars exiting from the back. Mr. Schwab said ten percent and they assume it will likely be employees rather than patients. People aren't likely to cut through the parking lot when there is no signal to avoid. Planner Klunk asked if there is a summary of the traffic study available. Mr. Schwab said it's the first three pages of the study. Planner Klunk asked Zoning Officer Swanner to make the summary available for the August Planning Commission meeting.

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

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

**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.

**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.

**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.

P16-05 – ST. JOSEPH CATHOLIC CHURCH, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development submitted to construct an elementary school. The property is located at 5125 Grandview Road in the R-22 zone. There was no action taken on this plan.

P16-06 – BROOKSIDE HEIGHTS – PHASE 3, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan to create eighty-five (85) residential lots to construct single family attached and multifamily dwellings. The property is located east of South Center Street and west of Meadowbrook Drive in the R-8 zone. There was no action taken on this plan.

P16-07 – PROPOSED MEDICAL OFFICE FACILITY, Wellspan Properties, Inc., 2545 South George Street, Suite 1, York, PA 17405. A preliminary/final land development plan submitted in order to construct a medical office facility. The property is located adjacent to 1275 Baltimore Street (M&T Bank) located to the north and west in the S/C zone. There was no action taken on this plan.

P16-08 – ROBERT T & CHERYL M HEMLER, 41 Colonial Drive, Hanover, PA 17331. A final subdivision to create two (2) residential lots. The property is located on Earl Street in the R-15 zone. There was no action taken on this plan.

The meeting was adjourned at approximately 8:06 P.M.

Respectfully submitted,

Angela M. Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
AUGUST 4, 2016

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on Thursday, August 4, 2016 at the Penn Township Municipal Building. Present were planning members Clayton Black, Joseph Klunk, Barbara Mahan, Henry Senatore, and Ray Van de Castle along with Township Engineer Bortner and Zoning Officer Swanner.

The planners approved the July 7, 2016 Planning Commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations: None

The planners reviewed the following waiver and exoneration requests:

Sharrah Design Group, Inc, on behalf of High Pointe at Rojen Farms, are requesting a waiver to Section 306 (Additional Stormwater Management Design Standards) of the Penn Township Subdivision and Land Development Ordinance for use of alternative fence enclosure around open top stormwater management facilities. This in regards to their revised preliminary Penn South plan.

Bob Sharrah, Sharrah Design Group, represented this plan. He said they are proposing a split rail fence for aesthetic purposes. The Stormwater Management Ordinance requires a four foot chain link fence unless an alternate fence is approved by the Board of Commissioners. Planner Senatore said he presumes the ordinance was written for safety purposes and not aesthetic. It's a safety device to keep small pets and children from accessing the water and he doesn't see how the proposed fence will do that. Mr. Sharrah said he'd agree if these were wet ponds with normal pools in them, as it is they are classified as standing retention basins where water comes in during a storm and is released at a lower rate. The water won't be standing for very long. Planner Baker said it doesn't matter how long the water is there, a child could still fall in to the standing water and drown. Mr. Sharrah said they used wire affixed to the bottom rails on a previous project and that seemed to accomplish the safety standards. The planners discussed options for chain link fences that may be more aesthetically pleasing including wooden or plastic slats.

Planner Black asked if Engineer Bortner had any comments. Engineer Bortner said he agrees with Planner Senatore. He assumes the fence needs to meet the same guidelines as a pool fence. Zoning Officer Swanner said a pool fence can have no more than a four inch gap. Jim Piet, Woodhaven Development, said these are one acre lots and most of the facilities back up to them. They are trying to keep the rural character of the land. He said they did a split rail fence with mesh at Colonial Acres and would like to do the same here. Engineer Bortner said that was a farm pond and it was a DEP requirement to delineate wetlands. The planners discussed fencing costs and options.

Planners Senatore/Klunk moved for an unfavorable recommendation to the Penn Township Board of Commissioners on a waiver to Section 306 (Additional Stormwater Management Design Standards) of the Penn Township Subdivision and Land Development Ordinance for use of alternative fence enclosure around open top stormwater management facilities. Motion carried on a 6-0 vote.

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

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

**P03-30 – 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.

**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.

**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.

**P16-06 – BROOKSIDE HEIGHTS – PHASE 3, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan to create eighty-five (85) residential lots to construct single family attached and**

multifamily dwellings. The property is located east of South Center Street and west of Meadowbrook Drive in the R-8 zone. There was no action taken on this plan.

P16-07 – PROPOSED MEDICAL OFFICE FACILITY, Wellspan Properties, Inc., 2545 South George Street, Suite 1, York, PA 17405. A preliminary/final land development plan submitted in order to construct a medical office facility. The property is located adjacent to 1275 Baltimore Street (M&T Bank) located to the north and west in the S/C zone. There was no action taken on this plan.

P16-08 – ROBERT T & CHERYL M HEMLER, 41 Colonial Drive, Hanover, PA 17331. A final subdivision to create two (2) residential lots. The property is located on Earl Street in the R-15 zone. There was no action taken on this plan.

P16-09 – TRUENORTH WELLNESS SERVICES - 1161 Westminster Avenue, TrueNorth Wellness Services 625 West Elm Avenue Hanover, PA 17331. A land development plan submitted in order to construct a medical clinic and facility. The property is located at 1161 Westminster Avenue in the R-22 zone. There was no action taken on this plan.

P16-10 – MICHAEL S. & CHRISTINE L. COOPER for South Hanover Automotive, 848 Baltimore Street, Hanover, PA 17331. A final land development plan submitted in order to construct an automotive repair garage and tire sales. The property is located at 871 Baltimore Street in the S/C zone. There was no action taken on this plan.

The meeting was adjourned at approximately 7:13 P.M.

Respectfully submitted,

Angela M. Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
SEPTEMBER 1, 2016

Planner Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on Thursday, September 1, 2016 at the Penn Township Municipal Building. Present were planning members Clayton Black, Joseph Klunk, Henry Senatore, and Ray Van de Castle along with Township Engineer Bortner, Zoning Officer Swanner and Assistant to the Engineer Garrett. Planners David Baker and Barbara Mahan were absent with notice.

The planners approved the August 4, 2016 Planning Commission minutes as submitted.

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

**Z16-10 – HIGH POINTE, LLC, 4175 Hanover Pike, Manchester MD 21102.**  
**Applicant is requesting a variance to Section 205.3 (Area and Bulk) and a special exception to Section 205.2 (Uses) and to Section 631 (Public Uses and Buildings) in order to construct a sewage pumping station. The property is located on SE quadrant of Grandview Road at Beck Mill Road in the R-40 zone.**

Bob Sharrah, Site Design Group, represented this plan. Mr. Sharrah showed the plan, emphasizing the sewage pumping station lot. The lot meets the requirements necessary for a pumping station building, but it does not meet the R-40 zone requirements as far as area and frontage. The lot is more or less in the middle of the project at a point where all the waste water can be collected and pushed up to Grandview Road and down over the hill to get to Westminster Avenue. He explained that the forcemain pushes waste up to the intersection of Tyler Drive and Grandview Road. Planner Van de Castle asked if the pumping station will remain the property of High Pointe. Mr. Sharrah said the intent is to convey fee title to Penn Township once constructed and Engineer Bortner confirmed it will be dedicated to Penn Township. Planner Van de Castle asked if it will be constructed to Penn Township's design specifications and it will. Planner Van de Castle asked how big the lot is. Mr. Sharrah said it is .06 acres. Planner Van de Castle asked if the pumping station will be similar to Mullertown. Engineer Bortner said it will be. Planner Van de Castle asked if there will be landscaping and there will. He asked if this is the only way to get the sewage out of the neighborhood. Engineer Bortner said it's the only way to keep it in Penn Township. The other option would be to move it through West Manheim Township and back into Penn Township. He said this is the best option. Planner Senatore asked where the emergency generator will be located. Mr. Sharrah said it's outside the building in the back of the lot and it will have a diesel tank.

Planners Black/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z16-10 – High Pointe, LLC requesting a variance to Section 205.3 (Area and Bulk) as it meets the requirements for a variance

set forth in Section 502.3 a.) thru f.) and a special exception to Section 205.2 (Uses) and to Section 631 (Public Uses and Buildings) as it meets the requirements for a special exception set forth in Section 503.3 a.) thru e.). Motion carried on a 4-0 vote.

**Z16-11 – MARISSA NEAL, 160 Sara Lane, Hanover, PA 17331. Applicant is requesting a special exception to Section 203.2 (Use Regulations) in order to operate an in-home family day care. The property is located at 53 Little Knoll Drive in the R-15 zone.**

Marissa Neal, property owner, represented this plan. Ms. Neal said the property is a corner lot in a residential neighborhood and is a detached house with a fenced back yard. Planner Van de Castle asked how many children will be present. Ms. Neal explained that there will be six because that's the regulation for licensing. Planner Van de Castle asked if she's in the process of becoming licensed and she is. The zoning case is part of the licensing process. Planner Van de Castle asked if there is enough square footage in the yard for six children and there is. He asked if Ms. Neal will be the only employee and she will.

Planner Klunk asked what the parking is like, he said it appears to be a single width driveway. Ms. Neal said they have the entire corner lot so people can park on the street. She would like to expand the driveway to make room for more parking. Planner Klunk said it's preferable to have drop off and pick up in a driveway. Ms. Neal said there is also space for people to park in the grass. Zoning Officer Swanner told her that parking in the grass is not permitted in Penn Township. He also discussed setbacks and requirements for a driveway expansion, which can be worked out at a later date.

Planner Van de Castle asked what her business hours will be. She said 6 A.M. to 6 P.M. Monday through Friday. Planner Klunk asked if she is moving to the property. She explained she is relocating because West Manheim Township does not allow daycare facilities in a townhouse. Planner Senatore asked if there are any other home businesses operating in the area. Zoning Officer Swanner said there was an application for an internet-based firearms dealership off of Blue Spruce Drive, but the business was never opened. He is not aware of any other home businesses in the area.

Planners Black/Klunk moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z16-11 – Marissa Neal requesting a special exception to Section 203.2 (Use Regulations) as it meets the requirements for a special exception set forth in Section 503.3 a.) thru e.) Motion carried on a 4-0 vote.

**Z16-12 – WELLSPAN PROPERTIES, INC., 45 Monument Road, Suite 200, York, PA 17403. Applicant is requesting a special exception to Section 624 (Medical Clinics and Facilities) in order to construct a medical clinic and facility. The property is located at 1227 Baltimore Street in the R-15 zone.**

Jeffrey Lobach, Barley Snyder, represented this plan. He introduced Craig Long and Bob Heidelbaugh with WellSpan, Bob Sandmeyer with Site Design Concepts, and John Seitz with TRG. Mr. Lobach described the property and the proposed plan. He said 4.67 acres of the property are in the R-15 zone, and 68% of the proposed building

sits in the commercial/shopping zone. He pointed out that the landscaping complies with the ordinance and supplied pictures of other WellSpan properties with a similar layout.

Mr. Lobach said they are requesting to use the residential portion of the property for commercial purposes. He said there is a specific list of standards that need to be met to qualify for a special exception. He said they meet the minimum lot size, plot width, and setback requirements. Access has to be from an arterial street and 90% of the traffic will be coming off of Baltimore Street so that standard is met. They have all public utilities so that standard is also met. The special exception requires the appearance be harmonious with existing properties. Mr. Lobach said they will be quite similar to the commercial uses in the area. Some features of the building will also conform to the existing homes in the area such as a sloped roof which makes it look less like a commercial building.

Mr. Lobach said the Penn Township Ordinance has specific rules about ancillary services which they are in compliance with. They will not have a separate entrance for a pharmacy or lab. Any ancillary services will operate during the same hours as the healthcare providers. There is also a limitation on signage which will be adhered to.

Mr. Lobach said the general standards are met. The proposed use has to be consistent with the purposes of the Zoning Ordinance and it is. It is consistent with the uses in the area and will not be detrimental to health, safety, or welfare. It will not injure or detract from any of the adjoining properties.

Mr. Lobach said they are not impairing the integrity of the Comprehensive Plan. He said this use fits in nicely with the Comprehensive Plan because the plan talks about the need to maintain and grow manufacturing and healthcare businesses. The Comprehensive Plan states that healthcare facilities must be located close to the population and the proposed plan meets that need. Mr. Lobach said that the Comprehensive Plan divides commercial development into a number of different classifications. One of the classifications is community commercial development and healthcare is a recommended use. It's also recommended as a secondary use in the medium density residential area. Mr. Lobach addressed the remaining requirements of the general standards and detailed how their proposal meets each of those requirements.

Planner Black asked if a medical facility is a principal use in the shopping/commercial zone. Zoning Officer Swanner said it is. Planner Black asked if WellSpan had looked into designing the building so that it is built entirely in the shopping/commercial portion of the property so the special exception wouldn't be needed. Zoning Officer Swanner said they wouldn't meet the parking requirements if they only use the shopping/commercial portion of the property. Planner Black asked if a parking lot is permitted in the R-15 zone. Would a variance be required if the parking were in the R-15 zone and the building in the other? Mr. Lobach said they are asking for a use not a particular building. Planner Klunk explained that WellSpan was originally under the impression that the entire parcel was shopping/commercial and had planned their building accordingly. Mr. Lobach said the planned facilities make the best use of the property. He said there were several misunderstandings throughout the process on how the parcel is zoned. He stated that they are asking for a special exception and they meet the standards so there is no need to reorient the building.



Planner Senatore asked what the operating hours of the facility will be. Mr. Heidelbaugh said they will be busiest during procedure times, around 6 A.M. The hours will be 6 A.M. to 6 P.M. Planner Van de Castle asked if they are still planning to phase the office space. Mr. Long said the ambulatory services will start early and the urgent care will be open later in the evening. The physicians will be open in between those times. There will be phasing as more services are added over time.

Penn Township Police Lieutenant Guy Hettinger cited the traffic study performed by TRG and asked them to confirm that there will be a little over one thousand four hundred trips per day initially and closer to four thousand seven hundred per day when the facility is full. Lt. Hettinger also cited the traffic study stating that in 2022 a southbound right turn lane into the property will be needed; however he believes this cannot be facilitated because of Willow Court. Mr. Seitz said the traffic volume is generated from the ITE Trip Generation Manual and is based on a straight line calculation. Many times in traffic it is not a straight line, as seen in similar WellSpan facilities like the one in Gettysburg. He anticipates it will only be two thirds of what is listed in the study. They spoke with PennDOT about this and PennDOT concurs. Mr. Seitz said the southbound right turn lane will be further discussed during the land development process. They would like a right turn lane or wider shoulder for vehicles traveling southbound and they are aware of the constraints with Willow Court. Mr. Seitz pointed out that the current plan shows two lanes coming out of the facility and they've spoken with PennDOT about making that one lane and PennDOT was agreeable. There will be one lane heading east. Planner Senatore is not comfortable with this. Mr. Seitz said PennDOT was not comfortable with two lanes. Lt. Hettinger said one lane would be difficult and Planner Senatore agreed. Lt. Hettinger said there can be a substantial wait for traffic when turning left. Mr. Seitz said the plan is not finalized and they are still working on things with PennDOT. Planner Senatore asked if they will extend the left hand turn at Baltimore on to Grandview by fifty feet. He said this is the length of a trailer and will not help with traffic backing up. It already backs up without the medical facility. Lt. Hettinger asked if the timing of the traffic lights at Grandview Road and Baltimore Street will be adjusted. Mr. Seitz said they will meet PennDOT's criteria for levels of service as well as all other PennDOT guidelines and specifications.

Penn Township Commissioner Wendell Felix asked if the traffic implementations will be in place for the finished building or will it be phased. Mr. Seitz said PennDOT requires all changes at once without phasing. Commissioner Felix asked if Grandview Road will be looked at and Mr. Seitz said it will.

Planners Klunk/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z16-12 – Wellspan Properties, Inc. requesting a special exception to Section 624 (Medical Clinics and Facilities) as it meets the requirements for a special exception set forth in Section 503.3 a.) thru e.) Motion carried on a 4-0 vote.

The planners reviewed the following waiver or exoneration requests:

Hanover Land Services Inc., on behalf of Michael and Christine Cooper, owners of South Hanover Automotive are requesting a modification from Article IV, Section 605

(Landscaping and Bufferyards) of the Penn Township Subdivision and Land Development Ordinance in regards to their Land Development Plan. The property is located at 871 Baltimore Street.

Kris Raubenstine, Hanover Land Services, represented this plan. Mr. Raubenstine said they would like to move the landscaping associated with the front of the property to the back of the property. The front of the property is traverse with driveway, sewer lateral and clear sight triangle. He said there is currently no stormwater functioning on the property and it will be a benefit to the area to add this to the back of the property. Engineer Bortner said the existing infiltration facilities are failing. The plan is proposing to try retention to see if it dries up better than the pits. Mr. Raubenstine explained how water will flow off of the building. Planner Senatore said the landscaping done at the Giant gas station would look nice on this property. Planner Klunk said it would have to be closer to the building to keep the clear sight triangle. Planner Van de Castle asked if the York County Planning Commission comments have been addressed and they have.

Planners Senatore/Klunk moved for a favorable recommendation to the Penn Township Board of Commissioners on a modification from Article IV, Section 605 of the Penn Township Subdivision and Land Development Ordinance in regards to their land development plan. Motion carried on a 3-1 vote with Planner Black casting the dissenting vote.

Engineer Bortner wanted to further discuss the WellSpan plan. He said there is a substantial amount of cars parking across from Willow Court; he counted seven during lunch time today. Putting a center turn lane in will push the through lane into where the cars are parking. PennDOT mentioned widening the road to make room for this but that would put the road right on the front porch of some of the properties. Planner Van de Castle asked if PennDOT will address this. Engineer Bortner said PennDOT is referring this to Penn Township. He said the easiest solution is to remove the parking but he doesn't see another place for the people to park. Some of the properties have a driveway but half of them have a rear alley. Commissioner Felix said half of them park on the street and half park on their lawn. Planner Klunk asked if PennDOT requires TRG to prove that their traffic study will work and Engineer Bortner said yes. Planner Van de Castle said the cars were not there during the blizzard so they must have another place to park. It will be discussed when WellSpan comes back in for land development.

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.

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.

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.

P16-05 – ST. JOSEPH CATHOLIC CHURCH, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development submitted to construct an elementary school. The property is located at 5125 Grandview Road in the R-22 zone. There was no action taken on this plan.

P16-06 – BROOKSIDE HEIGHTS – PHASE 3, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan to create eighty-five (85) residential lots to construct single family attached and multifamily dwellings. The property is located east of South Center Street and west of Meadowbrook Drive in the R-8 zone. There was no action taken on this plan.

P16-07 – PROPOSED MEDICAL OFFICE FACILITY, Wellspan Properties, Inc., 2545 South George Street, Suite 1, York, PA 17405. A preliminary/final land development plan submitted in order to construct a medical office facility. The property is located adjacent to 1275 Baltimore Street (M&T Bank) located to the north and west in the S/C zone. There was no action taken on this plan.

**P16-08 – ROBERT T & CHERYL M HEMLER, 41 Colonial Drive, Hanover, PA 17331. A final subdivision to create two (2) residential lots. The property is located on Earl Street in the R-15 zone.**

Robert Hemler, Jr. represented this plan. Commissioner Klunk asked if York County Planning Commission and Township staff comments were addressed. Engineer Bortner said the comments were addressed.

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

**P16-09 – TRUENORTH WELLNESS SERVICES, 1161 Westminster Avenue, TrueNorth wellness Services, 625 West Elm Avenue, Hanover, PA 17331. A land development plan submitted in order to construct a medical clinic and facility. The property is located at 1161 Westminster Avenue in the R-22 zone.** There was no action taken on this plan.

**P16-10 – MICHAEL S. AND CHRISTINE L. COOPER for South Hanover Automotive, 848 Baltimore Street, Hanover, PA 17331. A final land development plan submitted in order to construct an automotive repair garage and tire sales. The property is located at 871 Baltimore Street in the S/C zone.**

Kris Raubenstine, Hanover Land Services, represented this plan. Engineer Bortner said the plan is prepared assuming they will receive their requested waiver. Planner Klunk asked if York County Planning Commission and Township staff comments have been addressed and they have. Zoning Officer Swanner said that there were a few revisions to the plan in response to the comments.

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

**P16-11 – MUSTANG HEIGHTS, J.A. Myers Building & Development Inc., 160 Ram Drive, Hanover, PA 17331. A final subdivision and land development plan submitted in order to create twenty-three (23) single family residential lots and two (2) open space lots. The property is located at 361-363 Black Rock Road in the R-15 zone.**

Jeff Stough, J.A. Myers, represented this plan. Engineer Bortner said there is an approved preliminary plan and some improvements were made. The Planners reviewed the plan.

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

Planner Senatore asked what's being done about parking in Brookside Heights. Zoning Officer Swanner said he believes there will be no parking requirements in Phase

1. Assistant to the Engineer Garrett performed a traffic study and it showed no changes to the current parking.

The meeting was adjourned at approximately 8:16 P.M.

Respectfully submitted,

Angela M. Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
OCTOBER 6, 2016

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on Thursday, October 6, 2016 at the Penn Township Municipal Building. Also present were planning members, Clayton Black, Joseph Klunk, Barbara Mahan, and Ray Van de Castle along with Township Engineer Bortner, Zoning Officer Swanner, and Assistant to the Engineer Garrett. Planner Henry Senatore was absent with notice.

The planners approved the September 1, 2016 Planning Commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations: None

The planners reviewed the following waiver or exoneration request:

GHI Engineers and Surveyors, on behalf of the owner of Glade Village, is requesting a waiver from the Land Development Plan Review for revision on their land development plan for Glade Village.

Ted Decker, GHI Engineers and Surveyors, represented this request. Mr. Decker handed out copies of the old plan versus the new plan. He said they had to reduce the coverage to meet NPDES requirements. The base of the stormwater basin had to be adjusted and moved away from the road. Soil amendments to allow infiltration and to control the two-year runoff were also made. The new version of the plan is what Soil Conservation District will approve. Mr. Decker explained that they hit a lot of rock, more than the geologist anticipated. Six units were removed to meet the requirements, but the street is in the same location and the other units are unchanged. Planner Black asked if the original plan was approved by the Penn Township Board of Commissioners. Engineer Bortner said it was approved in 2013 by the Board of Commissioners. He has reviewed the plan and it meets the Penn Township Stormwater Management Ordinance as its being proposed.

Planner Klunk asked if there was additional parking being removed. Mr. Decker said there were eight additional parking spaces in the old plan and they have been removed. He said there are still two extra parking spaces in addition to what is required. Planner Van de Castle asked if the units have garages and Mr. Decker does not believe they do. Engineer Bortner thinks they are similar to the units on Bowman Road across from Oneill Street. Planner Van de Castle asked where visitors would park if a resident wanted to have a party. Mr. Decker said there are two additional spaces. Engineer Bortner said there is currently parking allowed along Bowman Road. Planner Van de Castle asked how wide Bowman Road is and it's thirty-four feet. Planner Klunk asked if it would be possible to make the street one-way so people can park on it. He is concerned that residents will not have enough parking, especially if they have guests.

There was discussion on whether there will be a dumpster or if the bag system will be used. Planner Van de Castle said there are dumpsters showing on the original plan and not on the new plan.

Planners Senatore/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. The motion carried on a 3-2 vote with Planners Klunk and Mahan 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.

**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.

**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.

**P16-06 – BROOKSIDE HEIGHTS – PHASE 3, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan to create eighty-five (85) residential lots to construct single family attached and**

**multifamily dwellings. The property is located east of South Center Street and west of Meadowbrook Drive in the R-8 zone.** There was no action taken on this plan.

**P16-07 – PROPOSED MEDICAL OFFICE FACILITY, Wellspan Properties, Inc., 2545 South George Street, Suite 1, York, PA 17405. A preliminary/final land development plan submitted in order to construct a medical office facility. The property is located adjacent to 1275 Baltimore Street (M&T Bank) located to the north and west in the S/C zone.**

This plan was represented by Bob Sandmeyer, Site Design Concepts, Bob Heidelbaugh, WellSpan, and John Seitz, Traffic Resource Group (TRG). Mr. Sandmeyer said the special exception they requested was approved at the Zoning Hearing Board meeting in September. There was a meeting with Township staff held last week to discuss the traffic study. The plan has not changed since the project was submitted except the main access coming off of Baltimore Street. Mr. Sandmeyer said they have addressed the majority of the Township staff comments. Planner Klunk asked if they have received York County Planning Commission comments and they did on June 15, 2016. Planner Van de Castle asked how the stormwater will be managed. Engineer Bortner pointed it out on the plan. It starts out as a pond and goes into some infiltration pits and ends in a pond. Planner Van de Castle asked if WWTP Superintendent Mahone's concerns have been addressed and Mr. Sandmeyer said they have.

John Seitz, TRG, explained that he has attended numerous meetings and has had good dialogue with the Township staff and with the Board of Commissioners. He said the main thing he has heard from Township residents is that they would like to minimize the traffic heading out the back of the development. He believes WellSpan is in sync with that idea. After meeting with Township staff he is proposing to have two lanes exiting on to Baltimore Street, which will minimize traffic exiting the back of the facility. They also provided two options for traffic on Grandview Road. The center turn lane terminates at Willow Court on one of the proposals and on the other it terminates just short of Squire Way. Mr. Seitz said there are homes on Baltimore Street, between Squire Way and Willow Court that use the street for parking. Terminating the center turn lane after Willow Court will prevent residents from parking on the street. They will minimize any widening of the street by restriping what's already there. He showed pictures of the homes across from Willow Court. He said there are some driveways and he witnessed people backing out right into the travel lane of Baltimore Street. He said it looked like an unsafe situation with cars parked on the street. He said there is an alley about one hundred feet south of Squire Way. It's a public alley and there is parking available on it.

Engineer Bortner said the Public Works Committee discussed the two plans at their meeting on October 4, 2016. The Committee likes the idea of the center turn lane going from Clover Lane to Grandview Road and possibly further North in the future. The Committee discussed the access drive onto Baltimore Street and they are in favor of the two lanes to avoid excessive stacking. During the evening peak travel time the vehicle in the left turn lane may have to sit, but the traffic in the right turn lane can keep moving. Planner Klunk said they think the two access lanes and the improvements to Baltimore



Street will deter people from exiting the rear of the facility. Planner Baker asked if the center turn lane can be extended further. Planner Klunk said that was discussed at the Public Works Committee meeting. The Committee would like the turn lane to continue. Mr. Seitz said he doesn't necessarily disagree but certain responsibility belongs to the developer and any additional changes may be the responsibility of the Township. He would like to keep the plan moving and progressing through Penn DOT. He's willing to work with the Township on extending the lane further but he didn't investigate the traffic further down because it doesn't seem like the developer's responsibility. Planner Klunk said they'd like to get it all taken care of at one time. He said the Public Works Committee recommended extending the center turn lane to Clover Lane. Mr. Seitz said there may be additional expenses incurred for extending the turn lane. Mr. Heidelbaugh thought, after the meeting with Township staff, that the expense of extending the lane would be shared with the Township. Mr. Seitz had the same understanding. Planner Baker said he drives this road every morning and evening and it gets very backed up. Mr. Heidelbaugh said he's not disputing what's been described but he had the understanding that they would be working in partnership with the Township on extending the turn lane. He said they're not necessarily saying no.

Planner Klunk said they'd like the turn lane extended and asked if they'd like to consider it and come back next month. Mr. Seitz said they want to get the plan back into Penn DOT. He said this is a Highway Occupancy Permit and, at the end of the day, Penn DOT is the approver. They are already battling Penn DOT over adding a second exit lane. Whether the turn lane is extended or not could be agreed to at a future date so the plan can be approved by Penn DOT. Mr. Seitz said, in his experience, Penn DOT will be satisfied with either of the plans they've presented and would not require them to go to Clover Lane.

Planner Van de Castle asked if they need one of the two plans to be approved tonight. Mr. Seitz said they would like that. Planner Klunk believes the traffic down to Clover Lane will be affected by the medical facility. Planner Black said he recognizes the importance of the center turn lane. He asked what responsibility WellSpan has to extend the turn lane to Clover Lane. If the Township has a problem from Squire Way to Clover Lane he thinks it should be the Township's responsibility to fix it. Planner Baker disagrees and believes the medical facility will impact traffic all the way to Clover Lane because there will be quite a bit more traffic on the road. Planner Black asked if the traffic study showed increased traffic on Clover Lane. Mr. Seitz said the study showed Clover Lane will still have a high level of service with the proposed turn lane. Engineer Bortner asked if each individual access along Baltimore Street was studied. At what point does the residual impact of this development stop?

Mr. Seitz said he doesn't know how much is involved in taking the center turn lane down to Clover Lane because he didn't study that. He said there could be a separate agreement between WellSpan and the Township to discuss extending the center turn lane. He doesn't want to tie WellSpan's hands working on something that may or may not be caused by the new development. There is a lot of preexisting congestion on Baltimore Street. Mr. Heidelbaugh said they want to build this facility and they'd like to get moving so they'll do this if it's what's needed. He's surprised by what he's hearing but he'd like to move forward tonight. If it isn't a huge amount of money he doesn't mind committing. Mr. Seitz said he's not worried about the money but he doesn't

know how much time will be required to make everything happen. Planner Van de Castle asked if the traffic study covered Clover Lane and the future Meadow Lane and it did.

Planner Black asked how long the queuing for the left turn lane is. Mr. Seitz said they anticipate about two cars with the center turn lane on Baltimore Street but it will stack up to eight cars. Engineer Bortner said the Public Works Committee discussed signs to avoid situations where drivers ride the center turn lane. Mr. Seitz said they have arrows painted in four locations. If someone drives in the center turn lane they can be ticketed because it's illegal. He said Manual for Uniform Traffic Control Devices (MUTCD) signage is being used. Engineer Bortner said there were questions about signage at the access drive to avoid site distance issues between the two driveways. Mr. Seitz looked through the MUTCD and Penn DOT publication 236 and he hasn't found anything that's Penn DOT or federal highway approved. Any signs used must be approved by Penn DOT. Engineer Bortner said there were questions about what the median will look like. Mr. Seitz said it's a standard slanted, mountable curb. He said signs on private property are not controlled by Penn DOT so additional signage could be discussed with WellSpan.

Dale Lippy, 101 Hillside Drive, asked how many parking spaces are on the lot and how many suites are in the building. Mr. Heidelbaugh said there's not a set number of suites at this time and he explained how the building is going to be used. There are six hundred eighty-eight parking spaces, per the Subdivision and Land Development Ordinance. Mr. Lippy said they'll likely fill at least half the parking spaces and people will be in a hurry and cut through Meadow Lane. Mr. Baker said Meadow Lane was discussed two months ago and the whole reasoning behind the changes made is to avoid greater traffic going onto Meadow Lane. Mr. Lippy said Meadow Lane will be the easiest way to exit and the neighborhood will be overwhelmed with traffic. He asked why WellSpan is allowed to have a back exit when no other business in the area has one. Planner Klunk said there are no other businesses that could access Meadow Lane. Mr. Lippy said they shouldn't need a back exit with the proposed changes on Baltimore Street. He asked that the Commission think about the people living in the area. Planner Mahan asked what Mr. Lippy would propose. Mr. Lippy said no exit onto Meadow Lane since people exiting on Meadow Lane are going to have to get back to Baltimore Street anyway.

Wendell Felix, 23 Cardinal Drive, said people who exit Meadow Lane aren't going to turn left on Baltimore Street, they'll go through Grandview Acres because that ends up on Baltimore Street. Mr. Felix recommended that the two stops signs at Cardinal Drive and Meadow Lane be made into four-way stop signs. He said there will be a lot of children and others walking in Grandview Acres. Planner Klunk said that's a matter for the Public Safety Committee. Mr. Felix said a recommendation from the Planning Commission would be nice.

Lucy Elder, 27 Hillside Road, asked why there can't be a light at the WellSpan entrance so people will have more desire to use the Baltimore Street exit. Planner Klunk said Penn DOT has a level of traffic requirement to warrant a traffic signal. Ms. Elder asked why there's a light at Clover Lane where there's very little traffic. Planner Van de Castle said the fire station probably warrants the signal at Clover Lane.

Tim Elder, 27 Hillside Road, said he asked at a previous meeting for the buffer to be extended on the South side of the building because his picture window will be looking directly onto the parking lot. Mr. Heidelbaugh said he wasn't in attendance when the request was made, but he believes the person who was at the meeting said the request could be accommodated. He said they've already committed to extending the buffer.

Shirley Bankert, 39 Hillside Road, asked if the center turn lane will start at the WellSpan driveway. Mr. Seitz said it will tie in with the intersection on Grandview Road, the lane will pick up around the beer distributor. It's almost continuous.

Randy Green, 4115 Grandview Road, said a few months ago there was talk about lowering the speed limit on Grandview Road with anticipation of increased traffic off of Meadow Lane. He asked if this was being done. Planner Klunk said that's not something the Planning Commission can do. Mr. Green asked why they're setting the precedent for businesses to exit into a neighborhood. What's the reason for the Meadow Lane exit? Planner Van de Castle said a second entrance is in case of emergency or accident. Mr. Green asked why they can't have a second entrance by the old Weis. Planner Van de Castle said WellSpan would have to buy additional land to connect to that parking lot. Ms. Elder asked why there can't be an emergency gate at Meadow Lane. Planner Klunk said that was discussed and determined it's not a good alternative. Mr. Baker let the audience know that the Planning Commission is only an advisory Committee for the Zoning Hearing Board and the Board of Commissioners. They have no authority to enact change and they are all volunteers.

Mr. Heidelbaugh asked if extending the center turn lane could be a separate process. He said it's not about the money but he's concerned about the time and amount of work that will need to be done. He'd like to get the Highway Occupancy Permit approved as soon as possible. Mr. Seitz said they need the Township to be on board with the plan they take to Penn DOT. They don't need an official motion but they will submit the meeting notes to Penn DOT with their final plan. Engineer Bortner asked if Penn DOT had a comment about the traffic signal at Baltimore Street and Grandview Road. Mr. Seitz said they commented on making the traffic signal protected prohibitive, meaning turns are only allowed on a green arrow. He said everybody was in agreement on this at the meeting with Township staff and they don't want the protected prohibitive signal.

Planners Van de Castle/Mahan made a favorable recommendation to the Penn Township Board of Commissioners on the WellSpan traffic study with the understanding that WellSpan will work with the Township to lengthen the center turn lane to Clover Lane. Motion carried on a 5-0 vote.

Mr. Heidelbaugh addressed the audience and said, WellSpan is pursuing regulatory approval. He has a lot diagram of what they need to put in the building based on market studies. They've just started the programming design of the building. They just finished interviewing construction managers and are about to award the project to one of them. All of the construction managers are aware of the residents living close by. He'd like to have an event where the builders can meet with the community. All of the construction managers were willing to give out their cell phone numbers for residents who have concerns. He said they are trying to make this change as easy as possible for the community.

Planner Klunk asked if there will be urgent care in the facility. Mr. Heidelbaugh said they will not have urgent care, per say, but they are offering urgent ortho care for things such as sprains and fractures. The urgent care market isn't good to get into in this community.

**P16-08 – ROBERT T & CHERYL M HEMLER, 41 Colonial Drive, Hanover, PA 17331. A final subdivision to create two (2) residential lots. The property is located on Earl Street in the R-15 zone.** There was no action taken on this plan.

**P16-09 – TRUENORTH WELLNESS SERVICES, 1161 Westminster Avenue, TrueNorth wellness Services, 625 West Elm Avenue, Hanover, PA 17331. A land development plan submitted in order to construct a medical clinic and facility. The property is located at 1161 Westminster Avenue in the R-22 zone.** There was no action taken on this plan.

**P16-10 – MICHAEL S. AND CHRISTINE L. COOPER for South Hanover Automotive, 848 Baltimore Street, Hanover, PA 17331. A final land development plan submitted in order to construct an automotive repair garage and tire sales. The property is located at 871 Baltimore Street in the S/C zone.** There was no action taken on this plan.

The meeting was adjourned at approximately 8:38 P.M.

Respectfully submitted,

Angela M. Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
NOVEMBER 3, 2016

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on Thursday, November 3, 2016 at the Penn Township Municipal Building. Also present were planning members Clayton Black, Joseph Klunk, Henry Senatore and Ray Van de Castle along with Township Engineer Bortner and Zoning Officer Swanner. Planner Barbara Mahan was absent with notice.

The planners approved the October 6, 2016 Planning Commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations: None

The planners received the following waiver or exoneration requests:

Gordon L. Brown & Associates, Inc are requesting modifications to Section 603 (curbs, gutters and sidewalks) of the Penn Township Subdivision and Land Development Ordinance and to Section 306.B.4 (fencing of an open top facility) of the Penn Township Stormwater Management Ordinance in regards to the TrueNorth Wellness Services plan.

Byron Trout, Gordon L. Brown & Associates, represented this plan. Mr. Trout explained that TrueNorth plans to demolish two existing structures on the property and construct a twenty-four thousand square foot building. The building will go in approximately the same location as the existing restaurant. They hope to maintain the two existing parking areas, possibly decreasing parking in some areas. He said the stormwater management will be at the rear of the property. There is a small existing stormwater basin that is just over two feet deep. He is requesting a waiver of the fencing required around the basin. The basin is functioning normally and there is no erosion. He said the pond dewateres very quickly. He showed that the water breaks off in all directions and the basin holds very little standing water. He explained how the stormwater will work on the property.

Planner Black asked how long the retention is on the two year storm event? Mr. Trout did not have the information. Engineer Bortner said the one hundred year storm event is thirty feet. Mr. Trout said they performed a percolation test and there were very good results. Planner Van de Castle asked how much larger the new building is than the existing buildings. The impervious area will be increased by approximately seven thousand feet. There will be no additional surface flow off the building because it will be piped into underground infiltration pits.

Planner Baker asked if the children using the facility will primarily be autistic. Gary Trout, TrueNorth Wellness Services, said all of the children will be on the autistic spectrum. Planner Van de Castle asked if there are any doors on the building that will face the stormwater basin. Gary Trout said there will be two doors on the front of the building but nothing near the pit. The planners reviewed the location of the doors on the

plan. Gary Trout said all outdoor activities will be in the rear of the building in a fenced area. Planner Baker shared that he has a twenty-four year old non-verbal autistic child and they have to keep the doors locked because he has been able to get out of the house and run a mile and a half before he was stopped. He can see the possibility of a child being attracted to the water and running for it. Gary Trout said all of the facility doors will be alarmed so the staff is alerted. They have a staff ratio of one to four at the highest. Their current facility is at 33 Frederick Street and they have been able to keep the children safe on the busy street. They service children from birth to twenty-one years old. Planner Van de Castle said the fence is a much needed safety deterrent. He said St. Joseph Catholic Church requested a similar waiver and it was denied because children would be playing in the area and he sees this as a similar situation. Planner Klunk said there could be liability issues if a child is injured in the stormwater basin and a waiver had been approved.

Planner Van de Castle asked if the York County Planning Commission's comments on the parking have been addressed. Byron Trout said they plan to ask for a variance.

Planners Klunk/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners on the waiver request to Section 603 (curbs, gutters and sidewalks). The motion carried on a 5-0 vote.

Planners Senatore/Klunk moved for an unfavorable recommendation to the Penn Township Board of Commissioners on the waiver request to Section 306.B.4 (fencing of an open top facility). The motion carried on a 5-0 vote.

Hanover Land Services on behalf of the South Heights subdivision plan is requesting a waiver to Section 511 (water supply) of the Penn Township Subdivision and Land Development Ordinance. The portion of this project is located along Cooper Road.

Kris Raubenstine, Hanover Land Services, represented this plan. Mr. Raubenstine said this is a partial request because it only covers three lots along Cooper Road. The only way to get water to these lots is to bring it all the way down Cooper Road from Westminster Road. Lots one, two and three will have public water. They'd like to stop the public water with lot three so they don't have to run it one thousand six hundred feet and then all the way down Cooper Road. In lieu of providing public water they will provide water certificates. In order to get the water from Westminster Road to the end of Cooper Road they'd have to install in the cartway of Cooper Road which is twelve or fifteen feet wide in certain places. They'd also have to find a way across Plum Creek and through the sewer line right next to lot three. Planner Van de Castle asked where the sewage goes and Mr. Raubenstine showed him the route on the plan. Planner Klunk asked how big the right-of-way is. Engineer Bortner said it's fifty feet on the plan but right-of-ways haven't always been dedicated to the Township. The resident living there is fond of the trees and the Township has never pursued cutting them down. He said the gas company did a directional bore to drill the gas line through. There would need to be some thought as to where the water line goes because it can't be too

close to the gas line and there may be a sewer line needed eventually. Planner Black asked what zone this is in and it's in the R-22 zone. Planner Van de Castle asked if there'd be a fire hydrant near these lots and there will not.

Planner Black moved for a favorable recommendation to the Penn Township Board of Commissioners on this request and there was no second.

Planners Van de Castle/Senatore moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this request. The motion carried on a 4-1 vote with Planner Black 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.

**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.

**P16-06 – BROOKSIDE HEIGHTS – PHASE 3, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan to create eighty-five (85) residential lots to construct single family attached and multifamily dwellings. The property is located east of South Center Street and west of Meadowbrook Drive in the R-8 zone.** There was no action taken on this plan.

**P16-07 – PROPOSED MEDICAL OFFICE FACILITY, Wellspan Properties, Inc., 2545 South George Street, Suite 1, York, PA 17405. A preliminary/final land development plan submitted in order to construct a medical office facility. The property is located adjacent to 1275 Baltimore Street (M&T Bank) located to the north and west in the S/C zone.** There was no action taken on this plan.

**P16-12 – MEADOW SPRINGS, LLC, 1500 Baltimore Street, Hanover, PA 17331. A final reverse subdivision and land development plan submitted in order to construct seventeen (17) multi-family units. The property is located at Brookside Avenue in the R08 zone.** There was no action taken on this plan.

**P16-13 – TRUENORTH WELLNESS SERVICES, 625 West Elm Avenue, Hanover, PA 17331. A land development plan submitted in order to construct a medical clinic and facility. The property is located at 1161-1181 Westminster Avenue in the R-22 zone.** There was no action taken on this plan.

The meeting was adjourned at approximately 7:35 P.M.

Respectfully submitted

Angela M. Hallett, Recording Secretary



PENN TOWNSHIP PLANNING COMMISSION  
DECEMBER 1, 2016

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on Thursday, December 1, 2016 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Barbara Mahan, Henry Senatore, and Ray Van de Castle along with Township Engineer Bortner and Zoning Officer Swanner. Planner Clayton Black was absent with notice.

The planners approved the November 3, 2016 Planning Commission minutes as submitted.

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

**ZHB16-334 – TrueNorth Wellness Services**, 625 West Elm Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 303.1 (Off-Street Parking) of the Penn Township Subdivision and Land Development Ordinance in regards to their final reverse subdivision plan.

Paul Minnich, Attorney for Barley Snyder Attorneys at Law, represented this plan. Mr. Minnich said this facility will serve autistic children. They are seeking a variance for the required one hundred thirty-four parking spaces. The use fits under Penn Township's Medical Facilities requirements; however, this is not a traditional medical facility. There will be no patients coming in and out. The students being served will not be driving themselves. There will be between fifty and eighty students during the school year and up to one hundred during the summer and the students will be dropped off. There will be fifty-five employees total, working in shifts of twenty and thirty. The first shift of twenty employees will arrive between 8 and 8:30 A.M. and leave between 4 and 4:30 P.M. The next shift of thirty-five or forty employees will arrive between 3 and 3:30 P.M. and leave between 7:30 and 8:00 P.M. Sixty parking spaces would be the maximum used during the peak parking period.

Mr. Minnich said this request differs from their previous request for waiver of fencing around the existing stormwater basin because this doesn't present a public safety issue. This is more about public convenience. It would substantially alter their plan if they are required to add the additional parking spaces and it would take grass play area away from the children. They are requesting to put in ninety-three spaces because the required one hundred thirty-four is vastly in excess of what the operation needs.

Planner Senatore asked if this could be correlated to a school parking lot. Mr. Minnich said it is closer to an elementary school than a medical facility. Planner Baker asked if the students are being dropped off by their families and they are. Mr. Minnich said the only thing distinguishing this from a traditional school is that the students are coming from all over the place and bussing can't be provided.

Planner Baker asked if they are serving all ranges of autism. Jennifer Davidson, Director of TrueNorth Wellness Services, said they are serving three levels of autistic

children; high functioning, those with emergent skills and non-verbal. The higher population is in the emergent and upper areas. Mrs. Davidson said none of their clients drive, even those who are old enough to. Planner Mahan asked if they had taken into account parents who want to have meetings or drop by the school. Mr. Minnich said there is a very high chance that parents will want to drop in but there are ample parking spaces to accommodate that. There are fifty-five employees who will work in shifts of thirty and twenty so there will always be thirty or forty extra spaces. Ms. Davidson said they will designate certain parking spaces for parents and visitors. Planner Baker asked if this is a full day program. Ms. Davidson said they offer three hour sessions; one in the morning and one in the afternoon, in addition to after school programs for all ages. In the summertime all the school aged children attend for six hours a days.

Planner Van de Castle asked how many square feet the building will be and it will be twenty-four thousand.

Planners Mahan/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB16-334 – TrueNorth Wellness Services requesting a variance to Section 303.1 (Off-Street Parking) in order to construct a medical clinic and facilities as it meets the requirements for a variance set forth in Section 502.3 a.) thru f.) Motion carried on a 5-0 vote.

The planners reviewed the following waiver or exoneration requests:

Hanover Land Services, Inc. on behalf of Meadow Springs, LLC is requesting a waiver from Section 303 (Preliminary Plan Submission) of the Penn Township Subdivision and Land Development Ordinance in regards to their final reverse subdivision plan.

Scott Barnhart, Burkentine & Sons Builders, represented this plan. Mr. Barnhart said this was originally a final reverse subdivision plan with two parcels on either side, an alley in between and an alley behind. They are combining all of this into one lot. The entire lot will be owned by Meadow Springs, LLC. They are requesting to go directly to a final reverse subdivision plan.

Planners Senatore/Mahan moved for a favorable recommendation to the Penn Township Board of Commissioners on a waiver of preliminary plan submission. Motion carried on a 5-0 vote.

Barley Snyder, on behalf of Hanover Storage, LLC is requesting a waiver to Section 503 (General Design Standards for Sites) of the Penn Township Subdivision and Land Development Ordinance regarding connection to the sanitary sewer system.

Paul Minnich and Scott Barnhart represented this plan. Mr. Minnich said this project is a self-storage facility. There will be no office or on-site storage manager and there will be no restroom of any kind. There would be substantial expense to connect to a sewer that won't be used. Mr. Minnich said they are willing to add conditions to the waiver request stating the waiver will expire should any amenities be added that require

public sewer. Also there will be no mobilization site for Burkentine & Sons Builders at this location. Mr. Minnich said Township Staff were not able to provide a precedent for this type of waiver because it's a unique situation. The intent of the ordinance is good but it doesn't match up with this type of facility.

Planner Van de Castle asked what the larger building is for. Mr. Barnhart said it's for storage units. Planner Van de Castle asked how people will get into the facility and Mr. Minnich said they will use keycards. Planner Van de Castle asked how people will rent the units. Mr. Barnhart said they will be rented from their facility on Grandview Road. Burkentine & Sons is considering building a new office at some point and they may dedicate a portion of that building to this.

Planner Mahan asked if there will be any water faucets or spickets and there will not. Mr. Barnhart said there is water on-site but it will not be accessible. The plan shows that the water valve will remain shut off at the property line. Planner Klunk asked what will be stored in the large building and Mr. Barnhart said it will likely be divided into separate units. The interior design will take place when the building permit is issued. It will not be one open space. They are running the numbers to see what the market calls for. Planner Senatore asked if boats or RV's will be stored here. Mr. Barnhart said there is a need for that in the area so they will offer it. Planner Baker asked if any of the units will be climate controlled and Mr. Barnhart said it's not planned at this time.

Mr. Minnich said the benefit to the Township is that this will add to the tax base without putting any students in the school system or adding traffic implications.

Engineer Bortner asked why they are requesting a waiver to Section 503. Mr. Barnhart believes he was given that direction from someone at the Township. Engineer Bortner said it would fall under Sections 510 and 511. Zoning Officer Swanner said they can augment their request. If they are given a waiver to Section 503 they can build in a flood plane. Engineer Bortner said they'll need to reference both Sections 510 and 511 if they are asking for waivers from water and sewer.

Planners Mahan/Klunk moved for a favorable recommendation to the Penn Township Board of Commissioners on a waiver to Sections 510 and 511 with the conditions that the waiver be void if additional amenities are added and that Burkentine & Sons not use the property for a mobilization site. Motion carried on a 5-0 vote.

The planners reviewed the following Subdivision and Land Development plans and made the following requests:

**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.**

**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.**

**P16-06 – BROOKSIDE HEIGHTS – PHASE 3, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan to create eighty-five (85) residential lots to construct single family attached and multifamily dwellings. The property is located east of South Center Street and west of Meadowbrook Drive in the R-8 zone. There was no action taken on this plan.**

**P16-07 – PROPOSED MEDICAL OFFICE FACILITY, Wellspan Properties, Inc., 2545 South George Street, Suite 1, York, PA 17405. A preliminary/final land development plan submitted in order to construct a medical office facility. The property is located adjacent to 1275 Baltimore Street (M&T Bank) located to the north and west in the S/C zone. There was no action taken on this plan.**

**P16-12 – MEADOW SPRINGS, LLC, 1500 Baltimore Street, Hanover, PA 17331. A final reverse subdivision and land development plan submitted in order to construct seventeen (17) multi-family units. The property is located at Brookside Avenue in the R08 zone.**

Scott Barnhart, Burkentine & Sons Builders, represented this plan. Mr. Barnhart said there are seventeen townhomes proposed on this site. They have already addressed Township Staff comments and are waiting on Erosion and Sediment Control approval which they expect in thirty to sixty days. Planner Van de Castle asked if York County Planning Commission comments were received. Engineer Bortner said they were received and addressed. He reviewed the comments.

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

**P16-13 – TRUENORTH WELLNESS SERVICES, 625 West Elm Avenue, Hanover, PA 17331. A land development plan submitted in order to construct a medical clinic and facility. The property is located at 1161-1181 Westminster Avenue in the R-22 zone. There was no action taken on this plan.**

**SL16-04 – RUBY A. BENTZEL, 1045 Bair Road, Hanover, PA 17331. A Subdivision plan submitted to create two (2) residential lots. The property is located at 1045 Bair Road in the R-22 zone. There was no action taken on this plan.**

The meeting was adjourned at approximately 7:42 P.M.

Respectfully submitted,

Angela M. Hallett, Recording Secretary