

PENN TOWNSHIP PLANNING COMMISSION
JANUARY 5, 2017

Vice Chairman Barbara Mahan called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on Thursday, January 5, 2017 at the Penn Township Municipal Building. Also present were planning members Clayton Black, Justin Heiland, Joseph Klunk, Henry Senatore, and Ray Van de Castle along with Township Engineer Bortner, Zoning Officer Swanner, and Assistant to the Engineer Garrett. Planner David Baker was absent with notice.

The Planning Commission took action to reorganize. Planners Klunk/Mahan moved to nominate David Baker Chairman. Motion carried on a 6-0 vote. Planners Van de Castle/Senatore moved to nominate Barbara Mahan Vice Chairman. Motion carried on a 5-0 vote with Planner Mahan abstaining.

The planners approved the December 1, 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: None.

The planners reviewed the following Subdivision and 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.

Byron Trout, Gordon Brown & Associates, represented this plan. He said the only difference in the plan from the last time the Planning Commission saw it is they added a four foot chain-link fence around the stormwater pond. He said the first page also shows the variance for the parking spaces and the curb and sidewalk. Engineer Bortner said the Board will review the improvement bond at their February 7, 2017 Public Works Committee meeting. Mr. Trout said the plans have been submitted to Penn DOT and York County Conservation District (YCCD). They have a completeness notification letter from YCCD and are waiting for their final review. There is a Highway Occupancy Permit note on the plan and it should be a simple approval for the driveway. He has been working with the Penn Township Public Works department on the extension of the connection for the waterline. Commissioner Van de Castle asked if the York County Planning Commission comments came in and they did in October. Commissioner Klunk asked if the planners should recommend favorably before the outside approvals are complete. Engineer Bortner said it can be approved with a condition concerning outside approvals and gave Meadow Spring LLC as an example of a plan that was favorably recommended before all outside approvals were in. He said it won't go before the Board of Commissioners for final approval until everything is received. Mr. Trout said he doesn't foresee any additional changes to the plan. The YCCD might comment on the erosion and sediment but that wouldn't change the plan. They already had a scoping meeting with Penn DOT and their traffic study has been approved.

Planners Klunk/Mahan moved for a favorable recommendation on P16-13 to the Penn Township Board of Commissions with the condition that all outside approvals be received. 6-0

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.

Reg Baugher, Hanover Land Services, represented this plan. He said Ruby Bentzel would like to cut a ten acre lot out of her thirty acres on Bair Road. The ten acres will encompass all the structures on the farm. Planner Black asked what the zoning district is and Zoning Officer Swanner said it's in R-22. Planner Black asked if the vacant lot was looking for a permit and Mr. Baugher said not at this time. Engineer Bortner said he doesn't see any way to stop someone from getting a permit on it in the future, so it's a possibility. Planner Black said he knows there's no need for road improvements on a single lot, but asked how that might affect the future. The ten acres is in the middle of the property and will be missing road improvements should the large lot be sold and developed. Engineer Bortner said a developer may purchase the remaining twenty acres and build on it and road improvements will be required at that time. He agrees it makes for an awkward chunk of five hundred feet of roadway in the middle. Mr. Baugher said they are dedicating right-of-way to the Township.

Planners Senatore/Klunk moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Carried on a 6-0 note.

Public Comment:

Janice Bortner, Rick Bortner, and Mary Ritchey all from Shephard's Fold Daycare were present to ask questions about purchasing property to start a new daycare. They are looking at 701 Black Rock Road and wanted to know if the property would work for a daycare. Zoning Officer Swanner said they'll need a special exception to put a daycare on the property. He explained they'll need to apply to come before the Planning Commission and the Zoning Hearing Board to have the special exception reviewed. He offered to make copies of the required information. He said they will need to show evidence they are licensed through the State before they are allowed to open a daycare.

Reg Baugher, Hanover Land Services, asked if road improvements will be required at this property. Commissioner Klunk said Black Rock is a State road so the Township won't require anything. Mr. Baugher said Penn DOT will probably require driveway improvements. He said the property currently has on-site sewer which won't work for a daycare. He said there's no decent access to Penn Village to get to the sewer line without purchasing an easement. They discussed the location of manholes that the property might be able to hook in to and Engineer Bortner advised they speak to WWTP Superintendent Mahone. Planner Black advised Ms. Bortner to look at the overall cost of the project before committing to the purchase. He said, in addition to the sewer, the parking lot is stone and will need to be paved and made ADA compliant

which will require stormwater changes and these expenses add up quickly. The planners made suggestions of other vacant properties in Penn Township that might work for a daycare. The daycare would like to stay in South Western School District so students can be bussed to their facility for after-school-care. Ms. Bortner asked if there are any outright objections to this use before they purchase the property. Commissioner Klunk said it would be a great use for the property and there are no objections as long as they meet the requirements for a special exception.

The meeting was adjourned at approximately 7:54 P.M.

Respectfully submitted,

Angela M. Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
FEBRUARY 2, 2017

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on Thursday, February 2, 2017 at the Penn Township Municipal Building. Also present were planning members Clayton Black, Justin Heiland, Joseph Klunk, Barbara Mahan, and Henry Senatore along with Township Engineer Bortner, Zoning Officer Swanner, and Assistant to the Engineer Garrett. Planner Ray Van de Castle arrived at 7:03 P.M.

The planners approved the January 5, 2017 Planning Commission minutes as submitted.

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

ZHB16-335 – Aldus Brewing Co., 101 Little Bridge Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) and Section 612 (Expansion of Nonconformity) in order to expand operating hours of brew pub. The property is located at 555 Centennial Avenue in the R-15 zone.

Jim Yingst, attorney with Guthrie, Nonemaker, Yingst, & Hart, LLP, represented this case along with Jason Mininger, Aldus Brewing Co. Mr. Yingst said this is the fourth time Aldus Brewing has come before the Penn Township Planning Commission. The first request was in July 2013 to open the brewery and it was approved at that time. Significant public interest caused them to return in April 2014 for approval to open the brew pub. The facility now has a brew pub, beer manufacturing, retail sale of growlers, and they are now hoping to get into wholesale as well. The business has continued to evolve and grow. In April 2015 they requested to expand the hours due to significant demand. The original hours were from 3 p.m.-8 p.m. Wednesday through Friday and 12 p.m.-8 p.m. on Saturday. In April 2015, after approval, they expanded their hours until 9 p.m. They are here tonight to request another expansion of hours until 11 p.m.

Mr. Mininger said their general demographic is adults over thirty years of age. He explained people with kids can't get out until 8 or 8:30 and they arrive just in time for last call. Several customers who have been coming in for the past two and a half years have asked for extended hours so they don't have to rush out after work. He said customer request is the only reason for the extended hours, it doesn't pay them to stay open later if the customers aren't there. Mr. Mininger said he's a new business owner and he's learning as he goes. He opened the first brew pub in town and he didn't really know what hours would be needed. Now there is another brew pub and they have tried to expand their hours in accordance with the other pub and with customer demand.

Mr. Yingst said nothing is changing except the business hours of the brew pub. When the Ordinance addresses expansion it's referring to physical changes and there are none so there is no technical expansion of this non-conforming use. There is no change to the physical facility. Because hours were a condition of the original approval, they believed this was the right way to go about it. Mr. Yingst asked Mr. Mininger if

there have been any complaints from the neighbors and he said there have not and several neighbors are customers. He sees no impact on the surrounding properties due to the change in hours. He said the hours will give people more time to spread out so there may be fewer customers at one time. There are also no safety issues. The brew pub staff are all Responsible Alcohol Management Program (RAMP) certified and they are they are very careful to make sure they serve within legal limits. The last thing they want is someone getting hurt in the neighborhood. Mr. Yingst asked Mr. Mininger about the parking lot and neighbor complaints concerning street parking. Mr. Mininger said they have ample parking but some people do park on the street. One neighbor had complained about the street parking but Mr. Mininger believes he no longer owns the property.

Planner Baker asked if they plan to be open the same days of the week and they do. It will be open Wednesday – Saturday. They have discussed being open on Monday and Tuesday but aren't planning it at this time. Commissioner Klunk asked if all the customers are gone by 9 p.m. or is that last call. Mr. Mininger said last call is at 8:30 or 8:45 and the pub is empty by 9. They'll have last call at 10:30 p.m. if the hours are expanded. Planner Heiland asked if they ever have live music and they do not.

Commissioner Van de Castle asked how the new liquor laws have affected his business. Mr. Mininger said the law allows him to sell liquor but he has no desire to do that. A lot more distributors are willing to take his beer now because they can break the case down to a bottle and sell it. It's also allowed him to get into the wholesale market. Commissioner Van de Castle asked how much beer they are making. Mr. Mininger said they made three hundred fifty barrels in 2016 which is about fifteen thousand gallons. They made between five and six thousand gallons their first year. Commissioner Van de Castle asked if it will be open until 11:00 each night. Mr. Mininger said they will start out that way but may drop it back if things don't work out.

Planners Senatore/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB16-335 – Aldus Brewing Co requesting a special exception to Sections 407.2 (Expansion and Alteration) and 612 (Expansion of nonconformity) in order to expand operation hours of a brew pub as it meets the requirements for a special exception set forth in Section 503.3 a.) thru e.). Motion carried on a 7-0 vote.

ZHB16-336 – Janice N. & Ricky L. Bortner, 5084 Manheim Road, Glenville, PA 17329. Applicant is requesting a variance to Section 203.2 (Use Regulations) in order to operate a childcare center. The property is located at 701 Black Rock Road in the R-15 zone.

Janice and Ricky Bortner, applicants, along with Doug Gent, attorney at law, represented this case. Mr. Gent said the Bortners are interested in purchasing property at 701 Black Rock Road that is currently owned by the Hanover Wesleyan Church. Mrs. Bortner said their intentions haven't changed since they spoke at the January Planning Commission meeting. They would like to open a childcare facility to serve children aged six weeks through sixth grade. They plan to use the existing large pole building on the property and divide the inside into classrooms. In the future they hope

to add another large building. The smaller building that is currently on the property wouldn't be approved by the State of Pennsylvania for a childcare facility and they will likely demolish it. The initial building will be big enough for ninety kids. She said they are aware of all the requirements for state licensure. She is currently the Office Manager for Shepherd's Fold Daycare and had to turn away six children this week alone. She believes there will be a need for more than ninety kids in the new facility and hopes to get approval for one hundred thirty-five.

Mr. Gent said the property was originally a church summer campground and several years ago the Hanover Wesleyan Church winterized the large building and began to hold services there. About three quarters of the inside is still set up like a gymnasium which fits well with the Bortners plans. The church purchased property on the north side of Hanover and can't begin building until this property is sold. Mr. Gent said if this request were made on behalf of a church-based daycare it would be a special exception rather than a variance. This is essentially the same thing with less impact because there will be no church services and the Bortners meet the requirements for a special exception. There will be no outward change for the neighborhood unless they construct an additional building in the future.

Mrs. Bortner said they also plan to offer before and after school care. She said the YMCA is the only facility currently offering this in Hanover. They'd like to stay close to South Western School District so they can service the families with children in half-day Kindergarten. Commissioner Klunk asked what the hours of operation will be. Mrs. Bortner said she'd like to be open 6 a.m. to 6 p.m. Planner Baker said the YMCA after school program runs until 6 p.m. Mr. Gent pointed out that the property is currently tax exempt but will become taxable with the new business.

Planner Senatore asked about transporting the kids and how many busses might be used. Mrs. Bortner said they will probably open with forty to forty-five kids and possibly two busses. She said the before and after school care won't be their main focus, the daycare will be. Planner Senatore expressed concern about the noise level affecting the neighbors. He said the playground area backs up to two homes and the kids playing outside could affect their quality of life. Mrs. Bortner said they limit the kids time outside to two hours a day during the summer and they will never have all of the kids out at the same time. Mr. Gent pointed out that there is an existing tree buffer between the property and the neighboring homes. He said the Shepherd's Fold runs out of the Calvary Baptist Church which has houses abutting the property line and they haven't had complaints. Zoning Officer Swanner said there is a childcare facility in a residential area on Grandview Road called Little People's and he doesn't believe there have been noise complaints.

Planner Baker asked why they want to go through the sixth grade when elementary school ends at the fifth grade. Mrs. Bortner said some parents aren't comfortable leaving their twelve year olds alone and they don't want to turn them away. Commissioner Van de Castle asked if the Calvary Baptist Church will continue to run a daycare and Mrs. Bortner believes they will. Commissioner Van de Castle asked if some of the families will enroll at the new daycare and Mrs. Bortner believes they will. Commissioner Van de Castle asked who will apply for the licensing and it will be Janice and Ricky Bortner. Mrs. Bortner explained that the Director has to have a degree in education so they are bringing the current Director of Shepherd's Fold into the business.

Commissioner Van de Castle asked if the education degree is required to apply for licensing. The Bortners can apply for the license as the business owners but part of the licensing process stipulates the Director has to hold a degree in education. Commissioner Klunk said the Zoning Hearing Board will make licensing a stipulation of their approval and so will the Planning Commission.

Zoning Officer Swanner said variances are good for six months and asked when they'd be ready to open. Mrs. Bortner would like to be open by August 2017. Zoning Officer Swanner said they can apply for a maximum of two extension for six months each if they need more time. Mr. Gent said they are looking to close on the property in late June but a number of things will have to take place before that. The State won't grant licensing until the property has been inspected and approved. They will lose a lot of business if they aren't open in August.

Commissioner Van de Castle asked where the church will meet while their new building is being constructed. Mr. Gent believes they've made arrangements to use other buildings on a temporary basis.

Planners Black/Van de Castle moved for a favorable recommendation to the Zoning Hearing Board on case ZHB16-336 – Janice N. & Ricky L. Bortner requesting a variance to Section 203.2 (Use Regulations) in order to operate a childcare center as it meets the requirements for a variance set forth in Section 502.3 a.) thru f.), subject to approval being granted by the Department of Public Welfare and Department of Labor & Industry. Motion carried on a 7-0 vote.

The planners reviewed the following waiver or exoneration requests: None.

The planners reviewed the following Subdivision and 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.

PENN TOWNSHIP PLANNING COMMISSION
MARCH 2, 2017

Planner David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 pm on Thursday, March 2, 2017 at the Penn Township Municipal Building. Present were planning members Justin Heiland, Joseph Klunk, Barbara Mahan, Henry Senatore, and Ray Van de Castle along with Township Engineer Bortner, Township Manager Rodgers, and Assistant to the Engineer Garrett. Planner Clayton Black was absent with notice.

The planners approved the February 2, 2017 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 requests: None

The planners reviewed the following plans and made the following recommendations:

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

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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.

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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.

Bob Sandmeyer, Site Design Concepts, represented this plan. He said there was a meeting held just before the Planning Commission meeting with the neighbors along Baltimore Street; there were about five neighbors in attendance. The meeting was to explain what's happening on Baltimore Street to the residents and get their feed back. He explained that nothing has changed with the project since they were last before the Planning Commission. Wellspan resubmitted the plan as a preliminary plan to facilitate getting work done in the next couple of months. He said they received Township Staff comments and can address those as needed. Mr. Sandmeyer said there was an on-site meeting on Baltimore Street with Township staff in an effort to fulfill some of the Township Solicitor's requirements. Tonight Wellspan is seeking a recommendation for preliminary plan approval.

Commissioner Klunk asked if Engineer Bortner's comments have been addressed. Engineer Bortner said he has not seen any revised plans addressing his comments. He said the Baltimore Street improvements need to be fine-tuned as well as the Meadow Lane work being done on the J.A. Myers property. Mr. Sandmeyer said they have to do additional survey work on the Myers property for stormwater in order to design a channel that will run down through Myers' property. Engineer Bortner said the grade on Willow Court will need to be flattened as Baltimore Street is expanded. He said there is a substantial difference in grade between Baltimore Street and Willow Court and this will need to be corrected. He questions the information on the plan showing an existing 14% grade on Willow Court. He said the road was installed at 7% which meets the Township's current ordinance. He explained the grade has changed as Penn DOT raised the road.

Mr. Sandmeyer said Wellspan has accommodated a couple of neighbors who asked for additional landscaping along the southern property line. In addition to this the new plan accommodates an easement at the end of Willow Court that the Township requested for making improvements at the end of the court

Manager Rodgers asked if they have addressed WWTP Superintendent Mahone's comments concerning sewer. Mr. Sandmeyer said the sewer currently runs through the northern part of the property. Superintendent Mahone would like the sewer line run under the parking lot to keep it away from the wetlands on the northern side of the property. Engineer Bortner said it will be easiest to maintain the sewer if it's under the parking lot. He said they're looking for a design that puts the sewer line under a lesser amount of fill and keeps it out of the wetlands. Mr. Sandmeyer said they're ok with the relocation, they just need to work out the details. He said sediment traps and sediment basins are in the way but they're working it out with Superintendent Mahone and Engineer Bortner.

Commissioner Van de Castle asked if they have addressed Fire Chief Cromer's comments on fire hydrants. Mr. Sandmyer said they'll work with Chief Cromer on the location of hydrants as they get further along in the building design. They'll need to meet with Chief Cromer to discuss the matter. Commissioner Van de Castle asked if Manager Rodger's concerns about Meadow Lane have been addressed. Manager Rodgers does not believe they have. Mr. Sandmeyer said the best compromise will be for the Building Occupancy Permit not to be issued until Meadow Lane has been constructed so both accesses can be used. The road will not be 100% complete because the waring course won't be added until the development is finished. It will still be a private road owned by Stonewicke and Wellspan will have an access agreement to use it until the road is complete and dedicated.

Planner Baker asked what is happening on Baltimore Street. Mr. Sandmeyer said Penn DOT will not issue a Driveway Use Permit until Baltimore Street is complete. Planner Baker asked how far the middle lane will be extended. Engineer Bortner pointed out the improvements on the plan. Planner Baker said he thought the lane would run from Grandview Road to Clover Lane. Commissioner Klunk said this is what was submitted to Penn DOT but they are still working with the Township to extend it the rest of the way to Clover Lane. Jeff Lobach, Attorney with Barley Snyder Attorneys at Law, said they met with the Commissioners and the current plan is the result of that meeting. There was some back and forth with Township staff and the Township Solicitor and they were given a five point plan to address the traffic matters. Commissioner Van de Castle said Engineer Bortner will work on extending the center turn lane to Clover Lane but it will be the Township's responsibility, not Wellspan's. Mr. Lobach said Wellspan is responsible for the center turn lane from Grandview Road to Squire Way. Planner Baker asked when the extension to Clover Lane will be completed. Commissioner Klunk said there won't be any construction on Baltimore Street for a while yet.

Commissioner Van de Castle asked when construction will begin on the building. Bob Heidelbaugh, WellSpan Properties, said they're hoping to start forty-five days after May 15, 2017, pending plan approval. It is projected to be completed in the first calendar quarter of 2019. Street improvements will be done in increments to minimize the impact of the work. The improvements will be done before the facility opens.

Engineer Bortner said there are a lot of details to be worked out. Wellspan will not be able to get a building permit until they have final plan approval, but they can start moving ground with preliminary plan approval. Mr. Sandmeyer said they have received their NPDES erosion control permit.

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

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.

SL17-02 – D&R BEAN, LLC, Robert Erlemeier, 25 Industrial Drive, Hanover, PA 17331. A final subdivision and land development plan submitted in order to construct an addition with canopy. The property is located at 25 Industrial Drive in the Industrial zone.

Bob Erlemeier, Managing Partner with D&R Bean, represented this plan. He said they would like to put a canopy on the existing building. He explained they were crunched for time to get into production last year and have since noticed some short falls and they need more room. Engineer Bortner said York County Planning Commission sent a letter stating they do not need to review this plan. Commissioner Van de Castle asked if the stormwater is ok. Engineer Bortner said it was taken care of with the original land development plan. Commissioner Van de Castle asked about the parking lot and Manager Rodgers said the approved plan has a five year window to be completed. Her only concern is that the area under the canopy be paved. Mr. Erlemeier said the canopy will have concrete underneath it with two concrete aprons.

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

SL17-03 – SAMUEL M. & KAREN G. LEHIGH, 2392 Grandview Road, Hanover, PA 17331, A final add-on subdivision plan submitted for residential add-on. The property is located at 2392 Grandview Road in the R-15 zone. There was no action was taken on this plan.

The meeting adjourned at approximately 7:40 pm

Respectfully submitted,

Angela M. Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
APRIL 6, 2017

Vice Chairman Barbara Mahan called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, April 6, 2017 at the Penn Township Municipal Building. Present were planning members Clayton Black, Justin Heiland, Joseph Klunk, Henry Senatore, and Ray Van de Castle along with Township Engineer Bortner, Interim Zoning Officer Garrett, and Township Manager Rodgers. Planner David Baker was absent with notice.

The planners approved the March 2, 2017 planning 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:

South Western School District is requesting a waiver from Land Development requirements in order to change the existing grass surface at the high school football field to an artificial turf surface.

Nate Osborne with South Western School District represented this request. Mr. Osborne explained a donor has come forward with a \$250,000 pledge if artificial turf can be placed on the existing football field before the start of the football season. They are requesting a waiver of the land development process in hopes of getting this done as quickly as possible. Planner Senatore asked if there would be drainage changes with the new surface. Mr. Osborne said the new turf will have better drainage than the current field. At present the field doesn't have any volume controls and a large rain overwhelms what the soil can absorb. He shared the Erosion and Sediment Control plan and explained that it shows a stone base under the turf that handles volume control. It essentially stores the water until the ground is able to absorb it. He said all stormwater will be maintained within the track area whereas right now any runoff goes through drain pipes. Engineer Bortner said they won't be able to have any frozen water under the turf, so the perk will have to work.

Planner Mahan asked if the school has looked into the potential health concerns with artificial turf, she said there have been some links between cancer and artificial turf. Mr. Osborne said he has done a lot of research and has not found any definitive evidence showing a connection between turf rubber and cancer; regardless, the School Board wants to be cautious. They are bidding an organic surface with very little rubber and the rubber that is used will not be recycled tires.

Planner Black asked what, specifically, they want to have exonerated. Mr. Osborne said they do not want to go through the land development process. They hope to work directly with Township Staff. Planner Black asked what authority the Township Engineer will have in review of the plan. Mr. Osborne said they will work to satisfy any Township concerns. Engineer Bortner said they will still need a building permit from the Township. He explained the land development process and said the plan would not be

seen at the Planning Commission until July, at the earliest, if it goes through the regular process. The waiver would allow them to get started more quickly without the hindrance of working within the public meeting schedule. Manager Rodgers said they will likely need a commercial review as well. Mr. Osborne said he needs to have a contractor on site no later than the first of July.

Planner Heiland said he has concerns about rushing the process and what that might do to the quality of the work. Mr. Osborne said he carefully selected the Engineer, who recently completed the same project for Dallastown and Red Lion school districts.

Planner Van de Castle asked if the Township will have any recourse if they don't follow Township requirements. Manager Rodgers said no. Commissioner Klunk said there were concerns from the Board of Commissioners about setting a precedence, but he doesn't believe this will do that. It's a special set of circumstances that most builders won't encounter. There was discussion about the schedule and whether or not the project can be completed on time. Commissioner Van de Castle asked for details on the turf. Mr. Osborne explained that it's organic and will need to be replenished every three years. Planner Black asked if this will change the elevation of the field. Mr. Osborne said they will excavate it down and then build back up with the stone basin. The crown on the field right now is approximately 16 inches. Planner Black said if there is a stormwater issue it will fall on the Township to deal with the water running off the field. He wants to make sure the Township has the authority to be certain the stormwater is working if this waiver is granted.

Planners Black/Heiland moved for a favorable recommendation to the Penn Township Board of Commissioners on this request with the condition that Engineer Bortner review, sign, and approve the plan prior to any approvals by the Township. Motion carried on a 6-0 vote.

The planners reviewed the following 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.

SL17-03 – SAMUEL M. & KAREN G. LEHIGH, 2392 Grandview Road, Hanover, PA 17331, A final add-on subdivision plan submitted for residential add-on. The property is located at 2392 Grandview Road in the R-15 zone.

Reg Baugher, Hanover Land Services, represented this plan. The Lehigh's purchased the last two of the small pieces that were approved under the Gene Geiman subdivision plan about fifteen years ago. He wishes to add them to his farm, essentially giving up the building rights. He'd like to keep it for improvements to the entrance of his farm; in the event the farm is ever sold he'd like to have the ability to put in a road. At this point he has no desire to do that but he would like to put up a new sign in front. Engineer Bortner said York County Planning Commission comments were received and addressed. Commissioner Klunk asked about the easement to the Southern duplex. Engineer Bortner said he made sure it was added to the plan so there won't be any questions in the future.

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

SL17-04 – HIGH POINTE AT ROJEN FARMS – SOUTH SECTION – PHASE IIB AND IIC, off Sunset & Fairview Drive, Hanover, PA 17331. A final subdivision and land development plan submitted for a residential community located in West Manheim Township and Penn Township with no new building lots in Penn. The property is located off Sunset & Fairview Drive in the R-40 zone.

Jim Piet, Woodhaven Developers, represented this plan. Engineer Bortner said we saw the first phase of this two years ago so it will be similar to something already seen. Mr. Piet said there are no improvements or lots in Penn Township for this plan. The improvements will be in West Manheim but the parcel does extend into Penn Township, making it necessary for Penn to approve the plan.

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

SL17-05 – MORNINGSTAR – RICE LOT ADDITION, Matt Rice, 825 Hanover Road, New Oxford, PA 17350. A final add-on subdivision plan submitted for a lot addition. The property is located at 81 Bankert Road in the R-40 zone.

The meeting adjourned at approximately 7:37 p.m.

Respectfully submitted,

Angela M. Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
MAY 4, 2017

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, May 4, 2017 at the Penn Township Municipal Building. Present were planning members Justin Heiland, Joseph Klunk, Henry Senatore, and Ray Van de Castle along with Township Manager Rodgers, Township Engineer Bortner, and Interim Zoning Officer Garrett. Planner Clayton Black arrived at 7:10 p.m. and planner Barbara Mahan was absent with notice.

The planners approved the April 6, 2017 planning minutes as submitted.

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

ZHB17-02 – Apostolic Ministries, c/o N. Wayne Hammonds, 955 Baltimore Street, Hanover, PA 17331. Applicant is requesting a special exception under Section 322 (Uses Not Provided For) in order to operate a temporary carnival. The property is located at 955 Baltimore Street in the A/O & R-15 zones.

N. Wayne Hammonds, pastor of Apostolic Ministries, represented this request. Mr. Hammonds apologized for any confusion over this request. He said the previous Zoning Officer, Matthew Swanner, verbally approved the carnival, but there was no paper documentation. Interim Zoning Officer Garrett has some concerns about the carnival, which is the reason for this request. Mr. Hammonds explained the church is trying to have a fundraiser. They have been in the former Parkville Fire Hall for four years and are working on getting the building in better condition. The fundraiser is to help pay for repairs to the parking lot and some other repairs to the building. They have contracted with Russ Amusements for the carnival.

Mr. Hammonds said they plan to keep everything well set back from the property line. They have plenty of property to do this and they have left a generous buffer between the rides and the neighboring properties. They are providing security for the nights as well as during the carnival, to make sure there is no vandalism or disruption to the neighbors. Church members will be present during the carnival to keep trash picked up and they will have ample trash cans around the property to keep any garbage from winding up in the neighbor's yards. Mr. Hammonds said they have one hundred forty parking spaces available on their property. They plan to use the Clover Lane entrance and not the Baltimore Street entrance for all carnival traffic. They believe the traffic light at Clover Lane will be a safer way to control traffic. Carnival workers may be using the Baltimore Street entrance. The Doctor's office next to Apostolic Ministries has given permission to use their parking lot for additional event parking as well as Buchmyer's Pools parking lot. Mr. Hammonds has requested to use the shopping center parking lot as well but hasn't received a response. They will be using two traffic directors; one at Clover Lane and Franklin Street and another at Clover Lane and the alley close to Baltimore Street. They have a certificate of insurance from Russ Amusements and the other vendors. Russ Amusements has a lot of experience and handled the carnivals for

the Parkville Fire Hall when they were at the same location. Mr. Hammonds said they are roping off the property so carnival attendees know not to go on the neighbor's property.

Planner Baker asked if they are using port-a-potties. Mr. Hammonds said they are planning to use between four and six. Planner Klunk asked if the lot in the rear to the North is part of the Apostolic Ministries property. Mr. Hammonds confirmed that it is, they have roughly four hundred feet across the rear of the property. Russ Amusements is only using two hundred feet so they have excess room if they need to move the rides in a little. Planner Klunk is concerned about using the alleyway off of Clover for entrance to the carnival. Mr. Hammonds said he'd be in favor of not using that alleyway. He said he spoke to the police department previously and they were not opposed to Franklin being blocked on the end. Planner Klunk asked if the police had any other concerns and Mr. Hammonds said he didn't remember anything. Planner Van de Castle asked who they are using for traffic control. Mr. Hammonds said he spoke to someone this morning about using the Penn Township Fire Police and they said they could do it. Planner Van de Castle asked if they have permission to use the parking lots in writing. Mr. Hammonds said they haven't gotten it in writing but he can. Planner Van de Castle asked if they've considered renting a fence rather than using rope. Mr. Hammonds said they had not considered that. Planner Van de Castle recommended they use portable construction fencing to prevent people from parking in the neighborhood and cutting through people's property to get to the carnival. He also asked when the carnival will be operating. Mr. Hammonds said it will run Tuesday through Saturday and will end at 10 p.m. each night, possibly 11 p.m. on the weekend.

Planners Klunk/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB17-02 – Apostolic Ministries requesting a special exception to Section 322 (Uses Not Provided For) in order to operate a temporary carnival as it meets the requirements for a special exception set forth in Section 503.3 a.) thru e.). Motion carried on a 4-1 vote with Planner Van de Castle casting the dissenting vote and Planner Black abstaining. Planner Van de Castle said he could note vote in favor unless Apostolic Ministries agreed to rent a fence.

ZHB17-03 – Chad and Jessica Miller, 680 Beck Mill Road, Hanover, PA 17331. Applicant is requesting a variance to Section 400.3 (Setback on Corner Lots) in order to construct a garage that encroaches into the setback. The property is located at 680 Beck Mill Road in the R-22 zone.

Jessica and Chad Miller represented this request. Mrs. Miller said they are applying for a variance to the setbacks so they can construct a garage. They have a fifty foot right-of-way (ROW) on their deed to be used for a future road. In addition to this they have a fifty foot setback requirement, which leaves them with no land to build on due to their septic and drain fields. The Millers have spoken to Township Staff as well as Reg Baugher from GHI and everyone seems to think the ROW would not be usable for a future street because it overlaps into the Columbia Gas ROW, leaving only thirty-five feet to construct a street. Considering that a street won't fit in the ROW the Millers were hoping to build closer to the ROW. Mrs. Miller said they called the former

Zoning Officer, Matt Swanner, before purchasing their house and he told them they could build right up to the ROW line. They have planned to build a garage since purchasing the house and moved forward with the purchase believing Mr. Swanner's information to be correct. They were not aware of the additional fifty foot setback until they met with a builder to begin plans for the garage. The Miller's approached the property owners who have rights to the ROW to see if they would be willing to make it a utility ROW but they were unwilling.

Planner Klunk said the Millers have been to a couple Public Works Committee meetings about this request. He said this is a very unique situation. Planner Baker asked if the ROW should have been part of lot one instead of lot three. Engineer Bortner believes it happened this way because lot three needed a minimum of one acre because there is not public water or sewer and the ROW makes it an acre. The assumption is that once it was developed they'd have public water and sewer giving them a lesser setback. Without public water and sewer there is a fifty foot ROW, with it would be thirty-five feet. Planner Klunk asked how far they want to build into the setback. Mrs. Miller said they have a couple of options and are willing to do whatever they are required to do. Planner Van de Castle asked if they ever did put a street in would their driveway come out on the street. Engineer Bortner believes that was the original intent. He said the Miller's current driveway sits where the road is proposed. Planner Klunk asked which direction their garage doors will face. Mr. Miller said they'd prefer the garage face Beck Mill Road but it depends on what the Zoning Hearing Board decides.

Planners Senatore/Black moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB17-03 – Chad and Jessica Miller requesting a variance to Section 400.3 (Setback on Corner Lots) in order to construct a garage that encroaches into the setback as it meets the requirements for a variance set forth in Section 502.3 a.) thru f.). Motion carried on a 6-0 vote.

The planners reviewed the following waiver or exoneration requests: None.

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

P01-28 – HIGH POINTE @ ROJEN FARMS, Martin Hill, 4219 Hanover Pike, Manchester, MC 21102. A preliminary 227 lot subdivision located on Grandview Road in the R-22 & R-40 zones. (Pending sewer) (South Portion – Robert Sharrah)
There was no action taken on this plan.

P03-30 – MUSTANG POINTE, J.A. Myers Building & Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fifty-nine (59) single-family residential building lots. The property is located within the southeast intersection of Cooper Road and Westminster Ave in the R-22 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.

Scott Barnhart, Burkentine & Sons Builders, represented this plan. Engineer Bortner said this is a plan the Commission has seen many times. One of the main issues was the water and sewer availability, but that was negotiated out. The plan is now finished. Mr. Barnhart said the bond was given to the Township today.

Planners Senatore/Black moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 6-0 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. There was no action taken on this plan.

SL17-04 – HIGH POINTE AT ROJEN FARMS – SOUTH SECTION – PHASE IIB AND IIC, off Sunset & Fairview Drive, Hanover, PA 17331. A final subdivision and land development plan submitted for a residential community located in West Manheim Township and Penn Township with no new building lots in Penn. The property is located off Sunset & Fairview Drive in the R-40 zone. There was no action taken on this plan.

SL17-05 – MORNINGSTAR – RICE LOT ADDITION, Matt Rice, 825 Hanover Road, New Oxford, PA 17350. A final add-on subdivision plan submitted for a lot addition. The property is located at 81 Bankert Road in the R-40 zone.

Ron Brown, Group Hanover, said the purpose of this plan is to add to Matt Rice's property. The Morningstar lot has an approximately six foot strip of land running along the road and Mr. Rice wants to add it to his lot. This will give Mr. Rice access to the road. Both lots are non-conforming. Morningstar is non-conforming due to lot size and Mr. Rice is non-conforming because they don't have the right amount of frontage. Engineer Bortner said the Rice property is non-conforming because frontage was lost when Codorus State Park was created. He's not sure if the Morningstar property was also affected by Codorus. Planner Black asked why Morningstar can give away property when their lot is already too small. Mr. Brown said all they are getting rid of is right-of-way. Planner Senatore asked what the impact is of this property changing

hands. Engineer Bortner said it gives Mr. Rice access to Bankert Road. For the Morningstar property it's non-conforming for not having enough acreage but this technically becomes Township right-of-way. The Township would take it to widen the road whether it's part of the Morningstar or Rice lot. Mr. Brown said the Rice access to Black Rock Road is leased from the state on a fifty year lease, so it will be good for him to have another access when the lease is up.

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

SL17-06- HIGH POINTE AT ROJEN FARMS – REVISED PARCEL B, off Sunset & Fairview Drive, Hanover, PA 17331. A final subdivision plat submitted to subdivide the remaining lands and to allow conveyance of Parcel B to a home builder/developer. The property is located off of Sunset & Fairview Drive in West Manheim Township and Penn Township in the R-40 zone.

Jim Piet, Woodhaven Developers, represented this plan. Mr. Piet said he was at the Planning Commission meeting last month for the same project. It's primarily in West Manheim Township. This plat creates a legal description so they can convey it to another party. Planner Senatore asked if Oak Hills Drive was renamed. Mr. Piet said they named it Kortney.

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

SL17-07 – SOUTH WESTERN SCHOOL DISTRICT AND YORK ADAMS COMMUNITY TENNIS ASSOCIATION, 225 Bowman Road, Hanover, Pa 17331. A final land development plan submitted in order to enclose existing tennis courts and classrooms. The property is located at 225 Bowman Road in the R-8 zone.

Ron Orndorff, Engineer of Record, represented this plan. Mr. Orndorff said Jeff Rebert who represents York Adams Community Tennis Association is at a tournament and Nate Osbourne with South Western School District is unavailable. He explained the plan was first presented two years ago but didn't move forward due to funding. The original plan had approval from the Zoning Hearing Board for a variance to the height. Forty feet above the net is required, but the variance allowed them to go thirty feet. They plan to use a fabric structure and it will be built around the classroom rather than a brick and mortar type building. The school wasn't interested in adding additional parking because they have ample parking already. Mr. Orndorff said the former Zoning Officer was told about the funding issues and he never indicated that a formal extension needed to be filed. South Western School District said all construction has to be completed while classes are out for the summer, so he's asking to move this plan forward for approval. Planner Klunk said the Board of Commissioners won't approve a plan that doesn't have Zoning Hearing Board approval yet. He said there may have been problems with the former Zoning Officer but the applicant still holds responsibility for taking care of necessary approvals and extensions. Mr. Orndorff asked if the

Planning Commission could make a favorable recommendation contingent upon the Zoning Hearing Board approval. No one was willing to make that motion.

Planner Senatore asked why they needed to reapply. It was explained that the previous plan died because no action was taken on the plan and an extension request wasn't submitted. The Zoning Hearing Board would have needed to approve an extension. Mr. Orndorff asked when his request would go before the Zoning Hearing Board and Interim Zoning Officer Garrett said it would be June 13th. Manager Rodgers asked if the Planning Commission could make a favorable recommendation to the Penn Township Board of Commissioners at the June 1, 2017 meeting, contingent upon Zoning Hearing Board approval. Planner Klunk said that would probably work since the Zoning Hearing Board will make their ruling before the Board of Commissioners meeting on June 19th. Engineer Bortner asked if the Zoning Hearing Board will also deal with the parking. Mr. Orndorff said the Zoning Hearing Board previously had no problem with the parking since there is ample parking at the school. Engineer Bortner said he'll need the bonding estimate before the end of May if they plan to move forward in June.

Planner Black asked if the stormwater is alright. Engineer Bortner said they are taking care of the stormwater with infiltration. The school has existing stormwater issues but they won't make the Tennis Association deal with that. Planner Black asked if there are any ADA parking spaces. Mr. Orndorff said there are two but they aren't marked on the plan. Planner Black asked if they will correct that on the next plan and they will.

SI17-08 – PROPOSED MEDICAL OFFICE FACILITY, Wellspan Properties, Inc., 2545 South George Street, Suite 1, York, PA 17401. A final land development plan submitted in order to construct a medical office facility. The property is located at 1227 Baltimore Street in the S/C zone. There was no action taken on this plan.

The meeting was adjourned at approximately 8:02 p.m.

Respectfully submitted,

Angela M. Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
JUNE 1, 2017

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, June 1, 2017 at the Penn Township Municipal Building. Present were planning members David Baker, Clayton Black, Justin Heiland, Joseph Klunk, Henry Senatore, and Ray Van de Castle along with Township Manager Rodgers, Township Engineer Bortner, and Interim Zoning Officer Garrett. Planner Barbara Mahan was absent with notice.

The planners approved the May 4, 2017 planning minutes as submitted.

The planners received the following zoning appeal and made the following recommendation:

ZHB17-04 – South Western School District and York Adams Community Tennis Association, 225 Bowman Road, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) and a special exception to Section 202.2 (Use Regulations) in order to enclose existing tennis courts and future classroom. The property is located at 225 Bowman Road in the R-8 zone.

Ron Orndorff, RLD Engineering, Jeff Rebert, York Adams Community Tennis Association, and Nate Osborne, South Western School District, represented this request. Mr. Orndorff introduced himself as Engineer of Record for South Western School District and York Adams Community Tennis Association. He said they originally had approval from the Zoning Hearing Board in February of 2015, but were unable to proceed at that time due to funding issues. Funding is now secured and they are ready to begin construction. He said they'd like to have their plan considered for approval from the Board of Commissioners this month pending Zoning Hearing Board approval.

Mr. Orndorff said the plan has changed slightly since 2015. They are now planning to put the classroom inside and separate it with a bubble type structure. Building a separate building on the outside of the tennis court structure was more expensive. He shared a picture of what it will look like. In addition to the classroom there is an observation area and pickle ball courts. Planner Klunk asked if the Zoning Hearing Board had any conditions on their original approval. Interim Zoning Officer Garrett said there were no conditions. David Colgan made the motion, Paul McAndrew seconded, and it was unanimously approved. Planner Van de Castle asked if the forty-five foot height was approved in the original request and Interim Zoning Officer Garrett said it was not. Mr. Orndorff and Mr. Rebert thought it had been approved. Mr. Black asked what the height of the school is. Mr. Osborne said the two-story section on the back is about thirty feet high and the gym area is probably forty-five to fifty feet.

Planner Senatore asked if the stormwater issues were resolved and Planner Klunk said those would be addressed under the land development.

Planners Klunk/Black moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB17-04 – South Western School District

and York Adams Community Tennis Association requesting a variance to Section 202.3 (Area and Bulk) and a special exception to Section 202.2 (Use Regulations) in order to enclose existing tennis courts and future classroom as it meets the requirements set forth for a variance in Section 502.3 a.) thru f.) and for a special exception set forth in Section 503.3 a.) thru e.). Motion carried on a 6-0 vote.

The planners reviewed the following waiver or exoneration requests: None.

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

P01-28 – HIGH POINTE @ ROJEN FARMS, Martin Hill, 4219 Hanover Pike, Manchester, MC 21102. A preliminary 227 lot subdivision located on Grandview Road in the R-22 & R-40 zones. (Pending sewer) (South Portion – Robert Sharrah)
There was no action taken on this plan.

P03-30 – MUSTANG POINTE, J.A. Myers Building & Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fifty-nine (59) single-family residential building lots. The property is located within the southeast intersection of Cooper Road and Westminster Ave in the R-22 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.

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.

SL17-07 – SOUTH WESTERN SCHOOL DISTRICT AND YORK ADAMS COMMUNITY TENNIS ASSOCIATION, 225 Bowman Road, Hanover, Pa 17331. A final land development plan submitted in order to enclose existing tennis courts and classrooms. The property is located at 225 Bowman Road in the R-8 zone.

Engineer Bortner said he has not seen revised plans for this yet and we still need the improvement bond. He said York County Planning Commission has commented already. Planner Senatore asked if parking is still an issue. Interim Zoning Officer Garrett said they have enough with the existing school parking lot and they are putting in a few additional spaces. Planner Black asked when the classroom will be used. Mr. Rebert said it will be used for an after school program. Students will come in for a snack, do their homework, and then spend time outside. Planner Black asked if the

program is taking place in the school right now and Mr. Rebert said it is currently in the cafeteria. Mr. Rebert commented that there is handicapped parking by the front door because they participate in the Special Olympics.

Engineer Bortner said there needs to be a signature block on the plan for him to sign off on the stormwater requirements. Mr. Orndorff pointed out the signature block on the plan and Engineer Bortner was satisfied. Engineer Bortner asked if an improvement bond will be required from the school. Planner Klunk said yes unless the school sends a letter to the Board of Commissioners requesting a waiver of this requirement. Engineer Bortner said this project is different from any other school projects because we've only recently started asking for bonds due to the stormwater management ordinance; previously bonds were only required for public improvements that would be turned over to the Township.

Planner Black asked if the drive to the left of the tennis courts is a private road. Engineer Bortner said it is and the school maintains it. Planner Van de Castle asked if the tennis courts will have bleachers. Mr. Orndorff said there is an observation area over the classroom. Planner Van de Castle said there could be more people than parking spaces. Mr. Orndorff said the school has plenty of parking. Planner Van de Castle asked if the tennis club will use the facility on nights and weekends. Mr. Rebert said the school has priority during the school day and the tennis teams have priority for rain-outs, which happens rarely. Planner Van de Castle asked how many members there are in the York Adams Tennis Association. Mr. Rebert said there are seventy-five members. Planner Van de Castle said there could be insufficient parking if there is a school event and a tennis club event at the same time.

Planners Klunk/Black moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan, contingent upon Zoning Hearing Board approval of the plan as it stands. Motion carried on a 5-0 vote with planner Van de Castle abstaining.

SL17-08 – PROPOSED MEDICAL OFFICE FACILITY, Wellspan Properties, Inc., 2545 South George Street, Suite 1, York, PA 17401. A final land development plan submitted in order to construct a medical office facility. The property is located at 1227 Baltimore Street in the S/C zone. There was no action taken on this plan.

SL17-09 – FINAL SUBDIVISION PLAN – SNYDER'S- LANCE INC., Edward L. Mort, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) lots; one for the office and one for manufacturing/warehouse area. The property is located at 1250 York Street in the Industrial zone.

Ron Brown, Group Hanover, represented this plan. He said the main objective of this plan is to separate the corporate offices from the manufacturing plant. Planner Black asked about the water and sewer lines. Engineer Bortner said the Fire Chief had concerns about the fire suppression. Engineer Bortner was concerned because the stormwater was all being handled on the manufacturing side and that would be a problem if the parcels were ever sold separately. Mr. Brown said easements were

added to address the stormwater concerns. Planner Klunk asked if the land to the west is already separated and it is. Planner Van de Castle asked if the office will have sufficient parking. Mr. Brown said the corporate office was the last thing built so its parking would have been separate from the manufacturing. It has two hundred eighty-three spaces. Planner Black asked if the manufacturing and corporate areas are connected. Mr. Brown said they are only connected by a walkway. Planner Klunk asked if the address was worked out. Mr. Brown said there are now two addresses; 1250 for the corporate parcel and 1350 for the manufacturing parcel. Planner Klunk asked if all comments were addressed. Engineer Bortner said his comments have been addressed but York County Planning Commission hasn't commented yet.

Planners Black/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan, contingent upon receipt of York County Planning Commission comments. Motion carried on a 6-0 vote.

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

Respectfully submitted,

Angela M. Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
JULY 6, 2017

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, July 6, 2017 at the Penn Township Municipal Building. Present were members David Baker, Clayton Black, Justin Heiland, Joseph Klunk, and Barbara Mahan, along with Township Manager Rodgers and Interim Zoning Officer Garrett. Planner Henry Senatore arrived at 7:08 p.m. and planner Ray Van de Castle was absent with notice.

The planners approved the June 1, 2017 planning minutes as submitted.

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

ZHB17-05-George W. Sheldon, 3269 Days Mill Road, York, PA 17408. Applicant is requesting a variance to Section 407.5 (Abandonment) in order to operate a business for hot tub retail. The property is located at 165 McAllister Street in the R-8 zone.

George Sheldon, HTG Inc. and Joe Pecher, Beacon Industries represented this request. Mr. Sheldon said they would like to open a hot tub showroom. The property is owned by Beacon Industries. Interim Zoning Officer Garrett asked how the property is presently being used. Mr. Pecher said he's the landlord and the building currently has a warehouse being rented by Penn-Mar Castings Inc. There is a space for the showroom in the center of the building and a single bedroom apartment in the corner. There is an additional building on the property that is rented out for storage space. He said the Allison Marshall plumbing business previously used the space Mr. Sheldon is planning to rent.

Planner Mahan asked how much parking is available. Mr. Pecher said there are two spaces reserved for the apartment and seven reserved for the showroom. There is also parking on the street. Planner Heiland asked if this will be primarily a showroom with no deliveries. Mr. Sheldon explained that the hot tubs are made to order. They will be shipped directly from the manufacturer to the buyers, so the hot tubs in the showroom will remain. He said this will be a destination shop. Planner Black asked if there will be any outside displays and there will not. Planner Heiland asked what the business hours will be and Mr. Sheldon said they'll be open during regular business hours. They are keeping their current shop and will store their delivery trucks at that location. He said they're not a big operation.

Planners Klunk/Heiland moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB17-05 – George W. Sheldon requesting a variance to Section 407.5 (Abandonment) in order to operate a business for hot tub

retail as it meets the requirements set forth for a variance in Section 502.3 a.) thru f.).
Motion carried on 6-0 vote.

ZHB17-06-Rojen LP, 751 Frederick Street, Hanover, PA 17331. Applicant is requesting a variance to Section 206.2 (Use Regulations) in order to construct an industrial building for manufacturing and warehouse. The property is located at 88-198 N. Blettner Avenue in the A/O zone.

Jeremy Frey, attorney with Barley Snyder, represented this request. He said his client is proposing to construct an industrial building for manufacturing and warehousing. The County line cuts through the property and the majority of the property is in Conewago Township. Of the almost eighteen acres, 14.32 are in Conewago Township and 3.64 are in Penn Township. The portion in Conewago Township is zoned Industrial and the part in Penn Township is zoned Apartment/Office. They are seeking a variance to allow the portion in Penn Township to be used for industrial purposes. Of the one hundred forty thousand square feet being built, twentynine thousand will be in Penn Township. The majority of the building will be used by Ring Container. They have a very clean operation and manufacture products for the food industry. They will use it primarily for warehousing, but there may eventually be a need for manufacturing. Planner Mahan asked what their hours of operation will be. Mr. Frey said they are currently open twenty-four hours. Manager Rodgers asked if Holland Construction contacted the Township concerning sewer for this property and Mr. Frey wasn't sure. Planner Black asked what the zoning is across the street. Interim Zoning Officer Garrett said it's zoned industrial.

Planners Black/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB17-06 – Rojen LP requesting a variance to Section 206.2 (Use Regulations) in order to construct an industrial building for manufacturing and warehouse, as it meets the requirements set forth for a variance in Section 502.3 a.) thru f.) Motion carried on a 6-0 vote.

ZHB17-07-Scott D. & Jennifer L. Sanders, 620 W. Middle Street, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a pole building that encroaches into rear setbacks. The property is located at 620 W. Middle Street in the R-8 zone.

Tim Mummert with Gary L. Mummert Builders represented this request. He said the Sanders now have a single car garage sitting five to six feet from the alley. They'd like to replace it with a twenty-four foot by twenty-six foot pole building. The neighbors across the street have a garage that sits fifteen feet off the alley and the Sanders are requesting the same. They will meet the side setbacks but are trying to maintain as much rear yard as possible. Planner Mahan asked if they will be working on or repairing cars in the pole building. Mr. Mummert said they will store collectible cars in it

but won't be performing repairs. Interim Zoning Officer Garrett pointed out that other garages in the area are closer to the alleyway than the current ordinance allows.

Planners Mahan/Heiland moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB17-07 – Scott D. & Jennifer L. Sanders requesting a variance to Section 202.3 (Area and Bulk) in order to construct a pole building that encroaches into rear setbacks as it meets the requirements set forth for a variance in Section 502.3 a.) thru f.) Motion carried on a 6-0 vote.

ZHB17-08-Scott Haggerty, 60 Carson Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 407.5 (Abandonment) in order to operate a business for the sale of kitchen and bath cabinets. The property is located at 748 Baltimore Street in the R-8 zone.

Scott Haggerty represented this request. He said his son just got into designing kitchens and they are looking for a location for him. They plan to use the front building as the kitchen business and hope the current renters will remain using the other part of the property. There is a big bay door on the front of the building and they may leave that open so people can see slabs of concrete as they pass by and there will be displays set up inside. There is plenty of parking. Mr. Haggerty said the property was zoned commercial previously but the last company left just over a year ago, making the variance a necessity. Planner Klunk pointed out that in the past this property was used by the Penn Township Ambulance Club and it was a service station prior to that.

Planners Black/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB17-08 – Scott Haggerty requesting a variance to section 407.5 (Abandonment) in order to operate a business for the sale of kitchen and bath cabinets as it meets the requirements for a variance set forth in Section 502.3 a.) thru f.) Motion carried on a 6-0 vote.

The planners reviewed the following waiver request:

GHI Engineers and Surveyors, as a representative of Conewago Contractors, Inc., is requesting a waiver to Section 605 (Landscaping and Bufferyards) and Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance in regards to their 401 Moulstown Road Land Development plan submitted for building expansion.

Gerry Funke, GHI Engineers and Surveyors, represented this request. Mr. Funke said the York County Planning Commission comments have been addressed as well as the Penn Township comments. He needs to get a post construction stormwater management plan to Engineer Bortner and is working on that. He addressed WWTP Superintendent Mahone's comments; there are no restrooms being added or operations

needing water. Planner Black asked if they will have enough parking since the addition is going over existing parking spaces. Allen Smith with Conewago Contractors said the parking was put in by the previous owner who had a labor intensive operation and needed a lot more parking. The current renter doesn't need that many spaces so it won't be a problem.

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

The planners reviewed the following plans and made the following recommendations:

P01-28 – HIGH POINTE @ ROJEN FARMS, Martin Hill, 4219 Hanover Pike, Manchester, MC 21102. A preliminary 227 lot subdivision located on Grandview Road in the R-22 & R-40 zones. (Pending sewer) (South Portion – Robert Sharrah)
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.

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

SL17-08 – PROPOSED MEDICAL OFFICE FACILITY, Wellspan Properties, Inc., 2545 South George Street, Suite 1, York, PA 17401. A final land development plan submitted in order to construct a medical office facility. The property is located at 1227 Baltimore Street in the S/C zone. There was no action taken on this plan.

SL17-10 – MUSTANG POINTE, J.A. Myers, 160 Ram Drive, hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood Drive and Bowman Road in the R-8 zone.

Planner Klunk said this is an older plan but was recently purchased by J.A. Myers and now has a different layout. He explained that years ago the Township thought Breezewood Drive would eventually tie into Timber Lane. The developer has said that won't be possible because of wetlands near Timber Lane. There are currently two pieces of street called Breezewood Drive. Twenty-four years ago the plan was to

remove a section of the existing Breezewood Drive and make it a cul-de-sac and rename the portion of Breezewood that remains. Planner Klunk wanted to point this out to the Planning Commission for consideration. Interim Zoning Officer Garrett suggested that Jasmine Drive to Black Rock Road be renamed Hall Drive. The numbers wouldn't change but the street name would. Manager Rodgers said Park Street might need to be named something else as well and Interim Zoning Officer Garrett suggested Pacer.

SL17-11 – 401 MOULSTOWN ROAD, Conewago Contractors, Inc., 610 Edgegrove Road, Hanover, PA 17331. A land development plan submitted in order to construct a building addition. The property is located 0.5 miles east of the intersection of Moulstown Road and Broadway in the Industrial zone.

Gerry Funke, GHI Engineers and Surveyors, represented this plan. He said the comments have been addressed. Manager Rodgers asked if they have received information from Engineer Bortner on the improvement bond. They have not, but need to get comments from the York County Conservation District before moving forward, so they can wait.

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

Planner Klunk reported that the Township met with WellSpan last week. They are now planning to phase the construction of their building. They will only build the first two floors and the plan they bring to the Planning Commission for approval will only have parking for the first two floors. Wellspan will complete the infrastructure for stormwater management as if there were three floors. Planner Black asked if they will phase the traffic improvements. Planner Klunk said the road improvements have to be completed before they get an occupancy permit. Planner Black said they may request to phase the traffic. Manager Rodgers said Meadow Lane will be dedicated before they get a use and occupancy permit for the building.

The meeting adjourned at approximately 7:53 p.m.

Respectfully submitted,

Angela M. Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
AUGUST 3, 2017

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, August 3, 2017 at the Penn Township Municipal Building. Present were planning members David Baker, Clayton Black, Justin Heiland, Joseph Klunk, Henry Senatore, and Ray Van de Castle, along with Township Manager Rodgers, Engineer Bortner, and Interim Zoning Officer Garrett. Planner Barbara Mahan was absent with notice.

The planners approved the July 6, 2017 planning minutes as submitted.

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

The planners reviewed the following waiver or exoneration requests: None.

The planners reviewed the following plans and made the following recommendations:

P01-28 – HIGH POINTE @ ROJEN FARMS, Martin Hill, 4219 Hanover Pike, Manchester, MC 21102. A preliminary 227 lot subdivision located on Grandview Road in the R-22 & R-40 zones. (Pending sewer) (South Portion – Robert Sharrah)

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.

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

SL17-08 – PROPOSED MEDICAL OFFICE FACILITY, Wellspan Properties, Inc., 2545 South George Street, Suite 1, York, PA 17401. A final land development plan submitted in order to construct a medical office facility. The property is located at 1227 Baltimore Street in the S/C zone.

There was no action taken on this plan.

SL17-10 – MUSTANG POINTE, J.A. Myers, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood Drive and Bowman Road in the R-8 zone.

There was no action taken on this plan.

SL17-11 – 401 MOULSTOWN ROAD, Conewago Contractors, Inc., 610 Edgegrove Road, Hanover, PA 17331. A land development plan submitted in order to construct a building addition. The property is located 0.5 miles east of the intersection of Moulstown Road and Broadway in the Industrial zone. There was no action taken on this plan.

The meeting adjourned at approximately 7:02 p.m.

Respectfully submitted,

Angela M. Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
SEPTEMBER 7, 2017

Vice Chairman Mahan called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, September 7, 2017 at the Penn Township Municipal Building. Present were planning members Clayton Black, Justin Heiland, Barbara Mahan, Henry Senatore, and Ray Van de Castle, along with Engineer Bortner and Interim Zoning Officer Garrett. Planners David Baker and Joseph Klunk were absent with notice.

The planners approved the August 3, 2017 planning minutes as submitted.

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

ZHB17-09-Brad and Christy Hill, 1440 Carlisle Pike, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) and a special exception to Section 407.2a and 407.2b (Expansion and Alteration) and Section 407.3b (Replacement) in order to construct a new residence in existing structures footprint and location. The property is located at 320 Black Rock Road in the R-15 zone.

Brad Hill, property owner, and Scott Barnhart represented this plan. Mr. Hill said he intended to use the existing outside rock walls when he began planning the renovations for 320 Black Rock Road. He applied for a demolition permit for the garage and through that process learned from Interim Zoning Officer Garrett that the home is an existing non-conforming use due to setbacks. Mr. Hill said he plans to stay in the existing footprint and had originally wanted to use all the existing rock walls, but one of them will need to be replaced due to cracking. He plans to stick build and use siding where he doesn't have rock. Planner Mahan asked if two of the original walls were left and Mr. Hill said there are three.

Scott Barnhart said Mr. Hill found out a fifty foot setback is required after he began demolition on the garage. The garage sits ten feet closer to the setback than the rest of the house and Mr. Hill isn't replacing it, so he's removed a portion of the non-conforming use. The existing house had a seventeen foot setback with the garage and will now be a twenty-seven foot setback. Planner Black asked if the proposed front wall will be any closer to the setback than the existing front wall. Mr. Hill said it will not, it will remain twenty-seven feet from the setback.

Planners Black/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB17-09 – Brad and Christy Hill requesting a variance to Section 203.3 (Area and Bulk) and a special exception to Section 407.2a and 407.2b (Expansion and Alteration) and section 407.3b (Replacement) in order to construct a new residence in existing structure footprint and location as it meets the requirements set forth for a variance in Section 502.3 a). thru f). and for a special exception set forth in section 503.3 a). thru e). Motion carried on a 5-0 vote.

ZHB17-10-Philip G. & Amy Redding and James D. & Joanne Lee Miller, 230 Stock Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 207.2 (Use Regulations), Sections 407.1a & b and Section 407.2a & b (Nonconforming uses, structures and dimensional nonconformities in order to construct mini-storage warehouses and relocate existing residential home. The property is located at 1040 Baltimore Street in the S/C zone.

Phillip Redding, property owner, James Miller, property owner, and Ted Decker, GHI Engineers represented this plan. Mr. Decker said this is a 2.184 acre piece of land in the shopping/commercial (S/C) zone. There is a single family residence and shed on the property. The property is adjoined by R-15 zone on the East and North sides and the remaining surrounding property is zoned S/C. There is a mix of residential and commercial properties. There is a fifty foot wide Columbia Gas right-of-way (ROW) passing through the property. They are requesting a special exception to allow the use of mini warehouse which is allowed in the S/C zone by special exception. They are also requesting a continuance of the dimensional non-conformity for width of road frontage. The frontage on Baltimore Street is 98.6 feet and the ordinance requires 100 feet. They are requesting an alteration under 407.2a and 407.2b to take the existing building and move it back to conform to the current setbacks. Moving the building will also provide clear site distance. Planner Van de Castle asked if the house is being moved or a new one built. Mr. Redding said they are moving the existing structure. Planner Senatore asked if the house will meet all setback requirements once moved and Mr. Decker said it will.

Planner Heiland asked if there would be any other services available at the mini warehouse. Mr. Redding said it's only for storage. Planner Van de Castle asked if the house is going to be rented or if it will be office space. Mr. Redding said it will be rented. Planner Mahan asked how people will rent units or make payments with no office. Mr. Redding said they have an existing off-site office and they'll use an automatic gate with controlled access at the mini warehouse.

Mr. Decker said there will be a buffer around the property and it will be addressed during land development. Planner Senatore asked if there will be lights for nighttime access or if they'll only offer daytime entry. Mr. Redding said he's not prepared to answer that question but his first thought is not to provide access during the third shift. Planner Van de Castle asked where the gate will be. Mr. Redding said it will not be in the driveway, it will sit further back where the property widens. The residence will not be in the fenced area.

Planner Black asked if the special exception is to address having a mini warehouse in the S/C zone and if the setbacks were in relation to the mini warehouse or the house. Mr. Decker said the setbacks are for the house and they are requesting a special exception to have a mini warehouse in the S/C zone. There are no variance needed for the mini storage warehouse. He said they will meet all the Subdivision and Land Development requirements. Engineer Bortner said the special exception requirements for a mini warehouse in the S/C zone are addressed in Section 625 a) thru i). He asked if all the requirements are met and Mr. Decker said they are. He said the driveways are more than adequate and they don't plan on storing any hazardous, flammable or combustible materials. He said Section 625 spells out what can and

cannot be done. Planner Heiland asked again if they have made plans for lighting the facility. Mr. Decker said they have not but they will follow the ordinance. Section 625 says lighting shall be shielded to direct light and that's what they'll do. Planner Heiland asked if they plan to fence in the stormwater management area. Mr. Decker said they're not sure what shape the stormwater management will take at this point. They have done some preliminary testing and they plan to meet all the requirements of the stormwater management ordinance.

Engineer Bortner asked what the status is of the twenty foot alley. He said they show ownership but it looks like everybody uses it. Mr. Decker said currently there is access in the 16 foot alley.

Planner Heiland asked if any studies have been done showing a need for this service. Mr. Redding said this will be the second mini storage warehouse in Penn Township and it sits on a main artery. Planner Black asked if this is two separate properties. Mr. Decker said there are two deeds. Planner Black asked if this is two separate pieces of property they could be sold separately. He asked if the setback line should be measured from the seventy-one foot line dividing the properties. Interim Zoning Officer Garrett said the setback has to be fifty feet from the right-of-way on the front of the property and it is. Planner Black asked about measuring the rear setback from the dividing line. Mr. Decker said its two tracts on one deed. Engineer Bortner said they have to have both tracts to meet the two acre requirement, so they wouldn't be able to sell while operating a mini storage warehouse.

Planner Van de Castle asked if they will be storing campers or boats outside. Mr. Redding said he's not sure but if it's allowed by the ordinance and they have room they may consider it. Planner Van de Castle asked if the storage units are big enough to fit a car and they are.

Planner Heiland asked if someone would be coming by to check on the property and Mr. Redding said they will. Planner Van de Castle asked if there will be a center turn lane on Baltimore Street in front of this property. Engineer Bortner said the proposed center turn lane starts at the Tony Forbes property and ends at Squire Way. Planner Heiland asked if the zoning changes at the alley and it does not. Planner Black asked if they will do a site plan after Zoning Hearing Board approval and Interim Zoning Officer Garrett said that's correct.

Bill Kress, 1020 Baltimore Street, said he's owned his property for over twelve years and it's been in his family since 1969. Every time they've tried to develop or sell the property they've been unable to get a Penn DOT permit. He asked if the mini storage warehouse already has a Penn DOT permit and how that would affect other property owner's chances of getting a permit. He's afraid other properties are going to get blocked in as this and other new businesses increase traffic in the area. He said Dunkin Donuts was interested in his property but backed out because of the traffic concerns. Engineer Bortner said they'll need to do a land development plan and part of that is a Highway Occupancy Permit.

Hal Evans, 1031 Friar Run, said he was representing the neighbors on Friar Run. He said they're not necessarily opposed but they have some concerns. He said there are currently seven storage facilities in the Hanover area which could lead to an oversaturation. There are concerns about the setbacks in relation to their homes, the potential for decreased property value, lights shining on their homes, the manner and

type of buffer between their homes and the storage warehouse, the types of items that may be stored, security and fire protection for the warehouse and surrounding residents, traffic and noise, hours of operation, number and size of storage units, water runoff, and what will happen if the business fails or wants to expand. Mr. Miller said they are looking at flat lights that shine down not out. Mr. Evans asked if the entire property will be fenced to prevent people from accessing their properties. Mr. Redding said it will be fenced. Mr. Evans presented the Commission with a list of their concerns signed by home owners at 1040, 1031, 1035, 1039, 1027, and 1050 Friar Run.

Lance Shamer, 1050 Friar Run, said he bought his house in April 2017 and may not have purchased it if he'd known about this. In addition to the concerns listed by Mr. Evans he's worried about controlling what people are doing in their storage units with no property manager on site. He's retired military and has spent a lot of time moving in and out of storage units. He's seen a lot of people working on cars and storing things they shouldn't be. He said you can never control what people do in storage units. He asked how they will control when people come and go. Mr. Redding said the gate can be locked at certain times. They also plan on using security cameras with motion detection so they know when the gate is opened. Mr. Redding said he owns a lot of rental properties and he's concerned about what renters are doing. He said they know how to control their properties and they do it well. Planner Heiland asked if they own other storage units. Mr. Redding said this will be their first but they have other tenant occupied rentals.

Planner Van de Castle asked if they see a need for one hundred fifty of the smaller units. Mr. Redding said they have almost two hundred tenants in the Hanover area and they find that more and more people are looking for smaller homes because they are less expensive and they need a place to store their excess belongings. He said they know this business very well and see a need for the storage units.

Planner Heiland asked if they have done any research on getting a Highway Occupancy Permit. Mr. Redding said they don't see a problem. Mr. Decker said one of the reasons they want to move the house back is to ensure a clear sight triangle.

Becky Norris, 1039 Friar Run said her home is at the end of the proposed lot. She said the neighbor adjacent to the proposed mini storage warehouse recently sold due to concerns for their children's safety. She asked what setbacks need to be met since there is a residence and a business on the property. Interim Zoning Officer Garrett said fifty feet in the front and thirty-five feet in the back. Mrs. Norris also asked if they have to meet the setbacks for the Columbia Gas right-of-way.

Mrs. Norris wanted to know where runoff will go because the proposed warehouse is sloped towards her property. Planner Van de Castle said the runoff will be addressed with the stormwater management permit. They're not supposed to have any water run off their own property. Engineer Bortner said those concerns are addressed during land development. He said the property is zoned S/C and the case is here tonight because it's a special exception to put a mini warehouse in the S/C zone. The Township has special requirements they have to meet to do this. The property is currently zoned for S/C so they could put any shopping they wanted to in, but they are requesting to put in a mini warehouse. There are a lot of land development issues but they will be looked at later, the matter at hand is whether they meet the requirements for a special exception. He also explained that setbacks are governed by zone not by

whether it's a residential or commercial use. They have to meet the setbacks for the shopping/commercial zone.

Planners Black/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB17-10 – Phillip G. & Amy Redding and James D. & Joanne Lee Miller requesting a special exception to Section 207.2 (Use Regulations), Sections 407.1a & b and Section 407.2a & b (Nonconforming Uses, Structures and Dimensional Nonconformities) in order to construct mini-storage warehouses and relocate existing residential home as it meets the requirements for a special exception set forth in Sections 625 a). thru i) and 503.3 a). thru e). The motion did not carry on a roll call vote. Planners Van de Castle and Mahan cast dissenting votes and Planner Heiland abstained. Planner Van de Castle moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board and the other planners stated that their prior votes had not changed.

ZHB17-11-Burkentine & Sons Builders, Inc., 330 Dubs Church Road, Hanover, PA 17331. Applicant is requesting a special exception to Sections 202.2 (Use Regulations), and Section 628 (Multi-family dwelling) in order to construct a residential/multi-family dwelling. The property is located at 22 South Center Street in the R-8 zone.

Attorney Paul Minnich with Barley Snyder and Scott Barnhart with Burkentine & Sons Builders represented this plan. Mr. Minnich said he's been coming to the Planning Commission to ask for this multi-family dwelling special exception since 2013. He said this request varies slightly from others because they will only be two-story units instead of three. Scott Barnhart said they are looking at the American Tree lot off of Center Street. It's in the R-8 zone where multi-family dwellings are allowed by special exception. They plan to do the same thing they did on Heights Avenue, the same concept. They will look like two-story townhomes. The ordinance allows ten units per acre and the lot is 3.5 acres so they'd like to build thirty-five units. They have some designated stormwater management areas. They showed their proposed plan to Engineer Bortner for his opinion and discussed egress and entrances. There is an existing cul-de-sac with two entrances that's going to remain and another entrance will be added off of Center Street. The streets will be twenty-four feet wide and off-street parking will be provided. The units will not have garages.

Mr. Minnich asked Mr. Barnhart if the proposed construction meets the criteria for a special exception set forth in Section 628 a). thru h). and it does. Mr. Barnhart said they are constructing three buildings with seven units, one with six units and two with four units. Mr. Minnich noted that this special exception has been previously granted on several occasions. Planner Senatore asked what size the units will be. Mr. Barnhart said they will be three bedroom and two bathrooms. Planner Senatore said they've approved a lot of these and he's starting to have concerns about continually building three bedroom homes with inadequate parking. He said the street parking is starting to look ugly. Mr. Barnhart said the ordinance calls for two parking spaces per unit and they will have eighty total, which add ten extra. He said that these units will be owned by Burkentine and rented out. They will have more control over the parking. Renters have to tell them what vehicles they own and they can't have more than two. Engineer Bortner asked if they own 15E. He said it appears as though it was designed as a

temporary cul-de-sac at 15E and it doesn't meet the setback. Mr. Barnhart said they own it and can take care of it.

Planner Heiland asked if all the units will have decks and sheds. Mr. Barnhart said they will have sheds and patios. Planner Van de Castle asked if the parking spaces could be labeled with addresses so people know where visitors can park. Mr. Barnhart said they've never marked them before but it's something they could consider.

Planners Black/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on ZHB17-11 – Burkentine & Sons Builders, Inc. requesting a special exception to Sections 202.2 (Use Regulations), and Section 628 (Multi-family dwelling) in order to construct a residential/multi-family dwelling as it meets the requirements for a special exception set forth in Sections 503.3 a). thru e). and 628 a). thru h). Motion carried on a 5-0 vote.

The planners reviewed the following waiver request:

Burkentine & Sons Builders, Inc. is requesting to install individual post lights at every other unit within the Meadow Springs development on Brookside Avenue.

Scott Barnhart, Burkentine & Sons Builders, represented this request. He said they are currently building in Meadow Springs. They are putting in two six-unit buildings and one five-unit. To prevent the area from being too bright they are requesting to put a pole light at every other unit, making sure the end units are lit. The same request was granted for Brookside Heights. Planner Van de Castle asked what happens when one of the lights goes out. He said when the end lights went out on Breezewood Drive the entrance was too dark. Mr. Barnhart said these will be rental units so Burkentine & Sons will be responsible to replace or repair the lights. The Brookside Heights units were sold, not rented. Mr. Barnhart said this request isn't about money, they believe a light at each unit will be uncomfortably bright. He asked if sodium vapor lights are still allowed and Interim Zoning Officer Garrett said they are. Planner Van de Castle asked how far apart the poles will be if each unit has a light and Mr. Barnhart said they'd be every twenty feet.

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

The planners reviewed the following plans and made the following recommendations:

P01-28 – HIGH POINTE @ ROJEN FARMS, Martin Hill, 4219 Hanover Pike, Manchester, MC 21102. A preliminary 227 lot subdivision located on Grandview Road in the R-22 & R-40 zones. (Pending sewer) (South Portion – Robert Sharrah)
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.

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

SL17-08 – PROPOSED MEDICAL OFFICE FACILITY, Wellspan Properties, Inc., 2545 South George Street, Suite 1, York, PA 17401. A final land development plan submitted in order to construct a medical office facility. The property is located at 1227 Baltimore Street in the S/C zone. There was no action taken on this plan.

SL17-10 – MUSTANG POINTE, J.A. Myers, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood Drive and Bowman Road in the R-8 zone. There was no action taken on this plan.

SL17-11 – 401 MOULSTOWN ROAD, Conewago Contractors, Inc., 610 Edgegrove Road, Hanover, PA 17331. A land development plan submitted in order to construct a building addition. The property is located 0.5 miles east of the intersection of Moulstown Road and Broadway in the Industrial zone. There was no action taken on this plan.

The meeting adjourned at approximately 8:12 p.m.

Respectfully submitted,

Angela M. Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
OCTOBER 5, 2017

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, October 5, 2017 at the Penn Township Municipal Building. Present were planning members Henry Baker, Clayton Black, Joseph Klunk, Barbara Mahan, Henry Senatore and Ray Van de Castle, along with Engineer Bortner and Interim Zoning Officer Garrett. Planner Justin Heiland was absent with notice.

The planners approved the September 7, 2017 planning minutes as submitted.

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

ZHB17-12-Scott Green, 52 Collins Circle, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk), an interpretation to Section 203.3 and the Definitions Section and an appeal to determination of Zoning Officer in order to erect a garage that encroaches into the setbacks. The property is located at 263 Blooming Grove Road in the R-15 zone.

Scott Green, property owner and Attorney Jim Yingst with Guthrie, Nonemaker, Yingst, & Hart LLP represented this plan. Mr. Yingst said this property is in the R-15 zone and is required to have a thirty-five foot front setback, twelve foot side setback, and thirty foot rear setback. These setbacks apply because the property has public water and public sewer. Mr. Green's deed doesn't show an alleyway running along the right side of the property but the sketch from Hanover Land Services shows a twenty foot alleyway. Mr. Green said the alley is entirely mowed grass that serves as the side yard for the property. There is a concrete parking pad in the alley that belongs to the owner of 263 Blooming Grove Road. The parking pad extends onto Mr. Green's property but there is no current agreement for use of the parking area. Mr. Yingst said this is a classic paper alleyway. The alley is not mentioned in Mr. Green's deed nor was it in the prior owner's deed. It must have been mentioned in older deeds but the alley was never opened or used as a public thoroughfare.

Mr. Yingst said the Penn Township Zoning Ordinance definitions don't say anything about alleyways or easements when addressing setbacks. It says side setbacks go from the property line. The Ordinance requires a twelve foot side setback and the proposed structure would be twenty-eight feet from the side property line. Mr. Yingst said an alley is defined in the Ordinance as a thoroughfare other than a side street. The definition for thoroughfare only says, "See major thoroughfare;" however, there is no definition for major thoroughfare. He argues that this has never been a thoroughfare.

Mr. Green said he'd like to erect a 30x44 building that is attached to the existing garage. It will be used for storage of an RV and other personal possessions. Mr. Green shared a sketch of what the proposed structure would look like. Planner Van de Castle asked how tall it will be and Mr. Green said sixteen feet. Mr. Yingst said they either

need a variance to build inside the setback or for the Zoning Officer's interpretation of the Ordinance to be overruled. Engineer Bortner asked for clarification on the location of the property line on the sketch that was presented. Mr. Yinst said Hanover Land Services included the alley in their sketch because it was mentioned in older deeds, but reminded the Commission that it isn't in Mr. Green's deed. Planner Baker asked if all the neighbors were notified of this request and they were.

Planner Van de Castle asked why the neighbor at 263 Blooming Grove Road paved and parks on Mr. Green's property. Mr. Yingst said there may have been an agreement with the previous owner allowing that. He said that fact that it is being used for parking is an indication that the alley was never intended for public use. Planner Black asked why the alley is on the Hanover Land Services drawing if it's not in Mr. Green's deed. Mr. Yingst said someone at Hanover Land Services saw it in an old deed and included it in the drawing. Planner Baker asked when Mr. Green acquired the deed and it was in June or July of 2016. Planner Van de Castle asked if at any time in the past year he's spoken to the neighbor about parking on his property and Mr. Green has not. Planner Black said that's between Mr. Green and his neighbor but has no bearing on this request. Planner Klunk asked if this property is a rental unit and it is. Planner Klunk asked if the renters will have access to the garage. Mr. Green said the proposed garage is for his own personal use.

Mr. Yingst said the parking area was added in 2010 and he suspects there may have been an agreement with the former owner, Mr. Leese. Planner Van de Castle asked if there are any water, sewer or gas lines running under the alley and Engineer Bortner is not aware of any. Planner Van de Castle asked where the alley comes out. Mr. Yingst said it doesn't come out anywhere, it would be an alley to nowhere. He also said the Penn Township zoning map doesn't show this alley. Planner Black said if there were a reason for the alley being placed there this decision could permanently bind the Township.

Planners Klunk/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB17-12 – Scott Green requesting an interpretation to Section 203.3 (Area and Bulk) and the Definitions Section and an appeal to determination of the Zoning Officer in order to erect a garage that encroaches into the setbacks. Motion carried on a 4-2 vote with Planners Van de Castle and Black casting the dissenting votes.

There were no waiver requests for the planners to review.

The planners reviewed the following plans and made the following recommendations:

P01-28 – HIGH POINTE @ ROJEN FARMS, Martin Hill, 4219 Hanover Pike, Manchester, MC 21102. A preliminary 227 lot subdivision located on Grandview Road in the R-22 & R-40 zones. (Pending sewer) (South Portion – Robert Sharrah)
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.

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

SL17-08 – PROPOSED MEDICAL OFFICE FACILITY, Wellspan Properties, Inc., 2545 South George Street, Suite 1, York, PA 17401. A final land development plan submitted in order to construct a medical office facility. The property is located at 1227 Baltimore Street in the S/C zone.

Planner Klunk said Wellspan may be at the Planning Commission meeting next month for approval. Engineer Bortner said they resolved the back entrance agreement with J.A. Myers. There was no action taken on this plan.

SL17-10 – MUSTANG POINTE, J.A. Myers, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood Drive and Bowman Road in the R-8 zone.

Planner Klunk said J.A. Myers attended the Public Works Committee meeting on October 3, 2017 and talked about Timber Lane connecting to Breezewood Drive. He said J.A. Myers is going to make an effort to extend Timber Lane. Interim Zoning Officer Garrett said it might be nice to extend Wirt to S. Center Street to access two traffic lights. He said it could get people from point A to point B without going down John Street. Engineer Bortner said there is a substantial wetlands in the way. There was no action taken on this plan.

SL17-11 – 401 MOULSTOWN ROAD, Conewago Contractors, Inc., 610 Edgegrove Road, Hanover, PA 17331. A land development plan submitted in order to construct a building addition. The property is located 0.5 miles east of the intersection of Moulstown Road and Broadway in the Industrial zone. There was no action taken on this plan.

The meeting adjourned at approximately 7:41 p.m.

Respectfully submitted,

Angela M. Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
NOVEMBER 2, 2017

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, November 2, 2017 at the Penn Township Municipal Building. Present were planning members Henry Baker, Clayton Black, Justin Heiland, Joseph Klunk, Barbara Mahan, Henry Senatore, and Ray Van de Castle, along with Engineer Bortner, Township Manager Rodgers, and Interim Zoning Officer Garrett.

The planners approved the October 5, 2017 planning minutes as submitted.

There were no zoning appeals for the planners to review.

There were no waiver or exoneration requests for the planners to review.

The planners reviewed the following plans and made the following recommendations:

P01-28 – HIGH POINTE @ ROJEN FARMS, Martin Hill, 4219 Hanover Pike, Manchester, MC 21102. A preliminary 227 lot subdivision located on Grandview Road in the R-22 & R-40 zones. (Pending sewer) (South Portion – Robert Sharrah)

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.

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.

SL17-08 – PROPOSED MEDICAL OFFICE FACILITY, Wellspan Properties, Inc., 2545 South George Street, Suite 1, York, PA 17401. A final land development plan submitted in order to construct a medical office facility. The property is located at 1227 Baltimore Street in the S/C zone. There was no action taken on this plan.

SL17-10 – MUSTANG POINTE, J.A. Myers, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood Drive and Bowman Road in the R-8 zone. There was no action taken on this plan.

SL17-11 – 401 MOULSTOWN ROAD, Conewago Contractors, Inc., 610 Edgegrove Road, Hanover, PA 17331. A land development plan submitted in order to construct a building addition. The property is located 0.5 miles east of the intersection of Moulstown Road and Broadway in the Industrial zone. There was no action taken on this plan.

SL17-13 – BURKENTINE PLAZA- UNITS 7 & 8, Paul D. Burkentine & rajean A. Burkentine, 330 Dubs Church Road, Hanover, PA 17331. A final reverse subdivision and land development plan submitted in order to construct an office building. The property is located at Grandview Plaza area in the S/C zone. There was no action taken on this plan.

SL17-14 – ABOVE & BEYOND CHRISTIAN CHILD CARE CENTER, Ricky L. & Janice N. Bortner, 584 Manheim Road, Glenville, PA 17329. A final subdivision and land development plan submitted in order to construct a child care center. The property is located at 701 Black Rock Road in the R-15 zone. There was no action taken on this plan.

SL17-15 – ALFRED L. & ALICE CHAPPELL, Penn Township, 20 Wayne Avenue, Hanover, PA 17331. A final add-on subdivision submitted in order to reverse subdivide a residential lot. The property is located on Friar Run in the R-15 zone.

Township Manager Rodgers represented this plan. Engineer Bortner explained that this property used to be a Township pumping station. Since Mustang Heights was constructed the station was removed and the Chappell property would like to take over the land. This plan is a reverse subdivision from Penn Township to the Chappells so they can acquire the land. Township Staff had no comments and the York County Planning Commission comments were addressed by Hanover Land Services. Planner Baker asked if a new deed will be issued. Manager Rodgers said the Solicitor will prepare a deed and the Township will pay for it. Planner Van de Castle asked if all the pumping station equipment has been removed. Manager Rodgers said everything is out, the electricity has been shut off, and the fence removed. Engineer Bortner added that the wet well was filled. Planner Van de Castle asked if the Township is giving the land to the Chappells free of charge and they are.

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

Township Manager Rodgers reported that a public meeting to discuss the joint zoning ordinance will be held on November 30, 2017. The meeting is open to the public for comments. Planner Klunk said the Township isn't too far along in the process and it's a good idea to get public comment at this point so any recommendations can be included. Manager Rodgers said the Township and Hanover Borough will have two different ordinances; it's called a joint zoning ordinance because a grant was given for the two municipalities to work together.

Planner Senatore asked if the new zoning ordinance will address tiny houses. Planner Black said they are allowed in Carroll County but they have problems meeting

the septic and well regulations. He also said homes without a foundation are considered mobile and have different guidelines. Manager Rodgers said it has been discussed but no decision made.

The meeting adjourned at approximately 7:12 p.m.

Respectfully submitted,

Angela M. Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
December 7, 2017

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:09 p.m. on Thursday, December 7, 2017 at the Penn Township Municipal Building. Present were planning members David Baker, Justin Heiland, Henry Senatore, and Ray Van de Castle, along with Engineer Bortner and Interim Zoning Officer Garrett. Planners Clayton Black, Joseph Klunk, and Barbara Mahan were absent with notice.

The Planners approved the November 2, 2017 planning minutes as submitted.

There were no zoning appeals for the planners to review.

The planners received the following waiver request:

Group Hanover, Inc. as a representative of the owners of 1040 Baltimore Street are requesting waivers to Section 605 (Landscaping and Bufferyards) of the Penn Township Subdivision and Land Development Ordinance.

Ted Decker, GHI Engineers, represented this request. He explained that the property owners are seeking two waivers. The first is for a waiver of the required bufferyard. They would like to use the existing bufferyard on the adjoining Hanover Borough property instead of planting their own tree line. He explained that the adjoining property is a non-residential use and putting in a berm would cause water to back up on the Hanover Borough property. The second waiver request is for a modification of the fence requirements. The property owner would like to install a seventy-two inch fence with privacy slats instead of the required sixty inch open or closed wooden fence. The property owners need the larger fence for security purposes and they do not want to install both the required fence and the security fence. There are safety concerns if someone were to get in between the two fences and become injured. Mr. Decker said this fence will provide more visual barrier than the fence required by Ordinance.

Planner Van de Castle asked if the fence would be six feet all the way around the property and it would. They are proposing a six foot fence with barbed wire along the top and privacy slats in the twenty foot section adjoining the R-15 zone. Planner Senatore questioned the notes on the plan. The note states that the detail is for representation purposes and final design will be determined by the fence contractor. He said the contractor couldn't decide not to install the represented slats in the required area. Planner Van de Castle said that any trees removed from the Hanover Borough property would have to be replaced by the property owner, on their own property so the tree line remains intact.

Planners Heiland/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners on this request with the condition that any trees removed from the Hanover Borough property be replaced on the 1040 Baltimore Street property. Motion carried on a 4-0 vote.

The planners reviewed the following plans and made the following recommendations:

P01-28 – HIGH POINTE @ ROJEN FARMS, Martin Hill, 4219 Hanover Pike, Manchester, MD 21102. A preliminary 227 lot subdivision located on Grandview Road in the R-22 & R-40 zones. (Pending sewer) (South Portion – Robert Sharrah)
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.

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

SL17-08 – PROPOSED MEDICAL OFFICE FACILITY, Wellspan Properties, Inc., 2545 South George Street, Suite 1, York, PA 17401. A final land development plan submitted in order to construct a medical office facility. The property is located at 1227 Baltimore Street in the S/C zone.

Attorney Jeff Lobach, Barley Snyder Attorneys at Law, represented this plan. Mr. Lobach said they have preliminary approval and are seeking a recommendation for final approval tonight. He said they believe they have met all the requirements for approval. Engineer Bortner said he is not aware of any concerns. Planner Heiland asked if they are still planning to move forward in phases and if they are only seeking approval for phase one. Mr. Lobach said they are phasing but the plan approval is for both phases. Planner Van de Castle asked what's happening with the traffic study. Mr. Lobach said they are prepared to perform the traffic study as soon as the Township is ready. Planner Van de Castle asked if the building was reoriented and it was not. Planner Heiland said he's noticed an area of pooled water on the property since they began grading. He asked if this it will be there when it's finished. Bob Sandmeyer, Site Design Concepts, said what's there now is a temporary sediment basin and it will not be there when the project is complete. Interim Zoning Officer Garrett asked if the metal roof is being put on in phase one. It will not be put on during phase one because the third floor won't be built in this phase.

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

SL17-10 – MUSTANG POINTE, J.A. Myers, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood Drive and Bowman Road in the R-8 zone. There was no action taken on this plan.

SL17-13 – BURKENTINE PLAZA- UNITS 7 & 8, Paul D. Burkentine & Rajean A. Burkentine, 330 Dubs Church Road, Hanover, PA 17331. A final reverse subdivision and land development plan submitted in order to construct an office building. The property is located at Grandview Plaza area in the S/C zone.

Scott Barnhart, Burkentine & Sons Builders, represented this plan. Mr. Barnhart said this is a reverse subdivision. There is one small, oddly shaped parcel and they plan to add it to the adjoining parcel and construct a new office building on it. Engineer Bortner said they have received revised plans that address comments from York County Planning Commission and Township Staff. Township Staff has not had a chance to re-review the new plans but he's not aware of any problems. Planner Baker asked what the planned use of the building is. Mr. Barnhart said they have outgrown their current office and need more space. Burkentine & Sons will occupy most of the building and there will be a couple of offices available for rent.

Mr. Barnhart said they are still waiting for outside agency review and they need to get an improvement bond. Planner Heiland asked how many parking spaces they will have. Mr. Barnhart said there are fifty-seven required and they are planning to put in sixty. Planner Baker asked how traffic will flow around the building. Mr. Barnhart said the building will not be accessed from Baltimore Street. They will have an entrance to the rear of the property near the old Genova's building and traffic will flow one direction around the building. Planner Heiland asked if the trees on the plan were existing and Mr. Barnhart said some are and some will be planted. Planner Heiland asked if they are installing a light beside the building and Mr. Barnhart said they most likely will.

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

SL17-14 – ABOVE & BEYOND CHRISTIAN CHILD CARE CENTER, Ricky L. & Janice N. Bortner, 584 Manheim Road, Glenville, PA 17329. A final subdivision and land development plan submitted in order to construct a child care center. The property is located at 701 Black Rock Road in the R-15 zone. There was no action taken on this plan.

SL17-16-1040 BALTIMORE STREET, Philip G & Amy Redding and James D. & Joanne Lee Miller, 230 Stock Street, Hanover, PA 17331. A land development plan submitted in order to construct mini-storage warehouses & single family residential. The property is located at 1040 Baltimore Street in the S/C zone.

Ted Decker, GHI Engineers, represented this plan. He said they have submitted their NPDES permit to the York County Conservation District and their Highway Occupancy Permit (HOP) to Penn DOT. Mr. Decker addressed the York County

Planning Commission comments. He said the traffic impact study has been submitted to Penn DOT and the impact for this use will be very low, possibly fifty-six trips per week, if that. He said they don't have sewage facilities so a planning module isn't required. He said an HOP note needs to be added to the plan and they will take care of that. He said comment numbers four, five and six will be addressed through the Penn DOT HOP. The property owner is willing to put No Parking signs along the access drive. Planner Heiland asked where the renters using the house will have their visitors park. Phillip Redding, property owner, said the renters will know that they can't park there and will have to take care of that. Mr. Decker said they will work on bonding and the Operation & Maintenance agreement. They will also put the location of the permanent sign on the plan.

Planners Heiland/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan with the condition that the Penn DOT Highway Occupancy Permit be received and any required changes made. Motion carried on a 4-0 vote.

SL17-17-FINAL PLAN BROOKSIDE HEIGHTS PHASE 2 LOTS 15E/16A, Brookside LLC, 1500 Baltimore Street, Hanover, PA 17331. A revised subdivision plan submitted to amend recorded final subdivision plan for Lot 15E & 16A due to relocation of cul-de-sac on Charles Avenue. The property is located 526/531 Charles Avenue in the R-8 zone.

Scott Barnhart, Burkentine & Sons Builders, represented this plan. Scott explained that the subdivision and land development plan for Brookside Heights Phase 2 was completed a while ago and they thought Charles Ave was going to continue. Now that Charles Avenue is not continuing they need to make a permanent cul-de-sac out of the temporary cul-de-sac at the end of Charles Avenue. They'll need to shift the cul-de-sac to the right to meet requirements. This plan is to change the lot description for the two lots affected by the permanent cul-de-sac. The setbacks are being changed so they are moving the lot lines for lot 15E and 16A. There are no outside agency reviews, recreation fees or improvement bond required for this plan.

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

SL17-18-MAGNOLIA WAY, Magnolia Way, LLC, 1500 Baltimore Street, Hanover, PA 17331. A land development plan submitted in order to construct thirty-five (35) multi-family dwellings units. The property is located at 22 South Center Street at end of Charles Avenue cul-de-sac in the R-8 zone.

Scott Barnhart, Burkentine & Sons Builders, represented this plan. Mr. Barnhart said they received a special exception for this plan a few months ago and have been progressing since then. They are waiting for the NPDES permit. In addition to moving the Charles Avenue cul-de-sac they've kept the layout originally proposed. They are proposing thirty-five units and a private road. They will have off-street parking with spaces in front of the homes. The street will be twenty-four feet wide. The cul-de-sac will be dedicated to the Township. Planner Van de Castle asked if they will have trash

pick-up. Mr. Barnhart said they will, no dumpsters will be used. Planner Van de Castle asked if there will be garages and there will not. Planner Senatore asked how many bedrooms are in each unit and Mr. Barnhart said three. Planner Van de Castle asked if they have addressed the street names. Some of them are the same as streets already existing in Penn Township or Hanover Borough. Mr. Barnhart said they will work with the Zoning Officer to make sure their street names are acceptable. Engineer Bortner said they need to submit an improvement bond. Planner Van de Castle asked if the Fire Chief's comments on a hydrant were addressed and they were. Planner Heiland asked if the sidewalks will be ADA compliant. Mr. Barnhart said they had not planned to do that. Interim Zoning Officer Garrett said they will need to pay recreation fees before the plan can be approved. Mr. Barnhart said they will take care of the recreation fees and improvement bond.

Planners Senatore/Heiland moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan with the condition that the Penn Township Zoning Officer approve the street names. Motion carried on a 4-0 vote.

SL17-19-J A MYERS (FORMERLY HANOVER WATER LOT), Joseph A. Myers, 160 Ram Drive, Hanover, PA 17331. A preliminary/final subdivision plat plan submitted to in order to create two (2) residential lots. The property is located at corner of Westminster Road and Baugher Drive in the R-15 zone. There was no action taken on this plan.

The meeting adjourned at approximately 8:04 p.m.

Respectfully submitted,

Angela M. Hallett, Recording Secretary