

PENN TOWNSHIP PLANNING COMMISSION  
JANUARY 4, 2018

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, January 4, 2018 at the Penn Township Municipal Building. Present were planning members David Baker, Clayton Black, Wendell Felix, Justin Heiland, and Henry Senatore along with Township Engineer Bortner and Interim Zoning Officer Garrett. Planner Barbara Mahan was absent with notice.

The Planning Commission took action to reorganize. Planners Heiland/Black moved to nominate David Baker Chairman. Motion carried. Planners Black/Heiland moved to nominate Barbara Mahan Vice-Chairman. Motion carried.

The planners approved the December 7, 2017 Planning Commission minutes as submitted. Planner Black noted that he was not present at the December meeting and could not confirm the accuracy of the minutes.

The planners received the following zoning appeal and made the following recommendation to the Zoning Hearing Board:

**ZHB17-13 – Stateline Canine, Inc., 1446 Baltimore Street, Hanover, PA 17331. Applicant is requesting a variance to Section 209.2 (Use Regulations) and a special exception to Section 201.2 (Uses Not Provided For) in order to operate a business for dog training with overnight stay. The property is located at 581 West Chestnut Street in the Industrial zone.**

Interim Zoning Officer Garrett reported that Barley Snyder sent a letter requesting this case be continued until the February 1, 2018 Planning Commission meeting.

The planners reviewed the following waiver or exoneration requests:

GHI on behalf of the equitable owner of Beechwood Way land development plan, requests a waiver to the Penn Township Residential Street Lighting Ordinance No. 792 to be exonerated from the requirement of providing a Residential Street Light Lamp for each dwelling unit.

Scott Barnhart, Burkentine & Sons Builders, represented this request. Mr. Barnhart explained that they have requested, in the past, to install lights at every other residence. This time they are requesting to place the lights on the residence, next to the front door instead of installing a post light. Usually, when placing an individual post light in front of each home, or every other home, they have a thirty-five foot driveway between the front of the house and the curb. In this instance there are no driveways. There will be a light on each house already, placing a post light in addition to this would result in lights that are three feet apart. Mr. Barnhart said they plan to install lights every twenty feet, on the homes. Planner Heiland asked if the lights will be on a dusk to dawn

timer and Mr. Barnhart said they can be. Mr. Barnhart said they will use the same criteria for lightbulbs as required for post lights. He believes this will project light similarly to a post light. Planner Heiland asked if the larger three unit building on the end will have only porch lights and Mr. Barnhart said yes.

Planner Felix said there are no Township Ordinances giving the Township authority to regulate porch lights. The only lights the Township can legally regulate are post lights. If this waiver is granted there will be no legal means for the Township to ensure the lights remain lit. Mr. Barnhart said they can put the lights on a dusk to dawn timer. Planner Felix said that's fine for now but something could break. Mr. Barnhart said these are rental units so Burkentine & Sons Builders will maintain the lights. Planner Felix asked what happens when the property is sold and Mr. Barnhart had no answer. Planner Felix said that allowing the post lights to be placed at every other dwelling is a problem when one of the lights goes out. The distance between lights is too far. Planner Baker asked why they don't eliminate the porch light and just use a post light. Mr. Barnhart said most people prefer to have a light at their door. He pointed out that these are private streets.

Planner Heiland pointed out there is a Beech Lane in the Township already. Interim Zoning Officer Garrett said Beechwood Way is different enough to be acceptable. He also recommended a condition be put in place if a favorable recommendation is given to the Penn Township Board of Commissioners. He suggested the material of the light be non-corrosive or some type of product that won't rust or disintegrate over time and that a dusk to dawn timer be required. Planner Senatore asked if the porch light will have the same lumens and coverage area as a post light. Mr. Barnhart said Capital Tristate is working on a lighting study right now and will have that for the Board of Commissioners meeting.

Planner Senatore made a motion for a favorable recommendation to the Penn Township Board of Commissioners on this request with the condition that it be a dawn to dusk light and a light study be provided. There was no second.

Planners Black/Felix moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 4-1 vote with Planner Senatore casting the dissenting vote.

Planner Senatore asked that the Township work towards reviewing the Ordinance concerning post lights. He said the current Ordinance doesn't address multi-family units such as the ones being discussed this evening. The Planning Commission has, on several occasions, recommended favorably for this type of waiver and Mr. Senatore would like to see that codified. He believes one light for every two dwellings is adequate and is no longer an exception because it's been approved multiple times. Planner Felix said the last two times the Planning Commission recommended favorably on these types of waivers the Board of Commissioners moved to deny the requests. Planner Heiland said it could be looked at as the Township is reviewing the Zoning Ordinance. Planner Felix said it gets too dark when the lights are placed at every other home and one of the lights goes out. Planner Black said he understands this concern but the distance in between houses is one hundred fifty feet for a single family dwelling. When one of them goes out there is a three hundred foot gap in light. He said he and his wife have gone walking and noticed the street lights that are placed every twenty

feet look goofy, it's over lit. He agrees that the Ordinance should be reviewed to address multi-family dwellings.

Planners Senatore/Black moved to make a recommendation to the Penn Township Board of Commissioners that the Residential Street Lighting Ordinance be reviewed to codify the exception for multi-family dwellings. Motion carried on a 5-0 vote.

Hanover Land Services on behalf of Above & Beyond Christian Child Care Center is requesting a waiver from Section 303 (Submission of Plans) and Section 505.k.1 (Curbs, Gutters, and Sidewalks) of the Penn Township Subdivision and Land Development Ordinance in regards to their submitted plan. The property is located at 701 Black Rock Road.

Kris Raubenstine, Hanover Land Services, represented this request. He explained that he's asking for two waivers on behalf of Above & Beyond Christian Child Care Center. The first is for a waiver of preliminary plan submission. He said this is a minor design with no public improvements so a preliminary plan isn't really necessary. The second request is to waive the requirement for installation of curbs, gutters, and sidewalks. The property fronts Black Rock Road, which is a State road, and there is no existing curb or sidewalk along the front of Black Rock Road from Grandview Road heading south. Engineer Bortner said a preliminary plan is useful with developments where they are installing major roads and public improvements. The builder can get a preliminary plan and begin making public improvements before they are required to bond them. If the Township waives the curb, gutter, and sidewalk they won't be doing any public improvements and wouldn't need a preliminary plan. Engineer Bortner pointed out that Penn DOT would require the Township to maintain these public improvements even though they're on a State road which is why the Township hasn't, in recent past, required public improvements on State roads.

Planner Heiland asked if approving a waiver of sidewalks means the Township can never go back and ask for sidewalk. Engineer Bortner said the Board of Commissioners would waive the requirement for public improvements to be shown on this plan, but they could go back and require them at a later date. Planner Baker asked if the driveway is being paved. Mr. Raubenstine said they are paving the parking area and adding a small stormwater facility at the southern end of the existing parking lot. Planner Heiland asked if there will be a landscape buffer on the residential side. Mr. Raubenstine said they are installing the required landscaping. Planner Black asked if there should be screening around the dumpster pad and Mr. Raubenstine said they can add that.

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

Hanover Land Services on behalf of Burkentine Plaza Units 7 & 8, requests a waiver from Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance in regards to their submitted plan. The property is located at the Grandview Plaza area.

Scott Barnhart, Burkentine & Sons Builders, represented this request. Mr. Barnhart said this request is for the new office being built next to Grandview Plaza. There are no streams, wetlands, etc on the parcel and a traffic study was previously conducted on behalf of the Grandview Plaza condominium plan. Since there are no environmental impacts and the traffic study was already completed they are requesting a waiver. Engineer Bortner said there was a similar waiver granted to unit sixteen in Grandview Plaza. He said this is similar except that unit sixteen was not included in the original Grandview Plaza plan; half of the Burkentine lot was included in the original plan. He said Burkentine & Sons is still working on Penn Township Staff comments and waiting on outside approvals.

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

The planners reviewed the following 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

**SL17-10 – 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.** 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.**

Kris Raubenstine, Hanover Land Services, represented this plan. He said they've worked through most of the Penn Township Staff comments. They are waiting for the Highway Occupancy Permit from Penn DOT. They will take care of adding a screen around the dumpster pad. He said this is the old Hanover Wesleyan Church property. It will be renovated and a small addition added to the front of the existing structure. The existing gravel driveway will be slightly graded and paved. There is already public water on the sight and they are connecting to public sewer through the back of the property. Planner Black asked where the lighting detail is on the plan. Mr. Raubenstine said it was neglected and will be added. He said it's a typical pole light. Planner Black asked if the proposed sign is in the right-of-way. Interim Zoning Officer Garrett said it's eight feet; signs should be at least ten feet from the right-of-way but the sign is existing. Planner Black asked if it will be illuminated and it will not. Planner Black asked if this is a special exception use and Mr. Raubenstine said it is. Planner Black asked if the neighbors had any concerns when the special exception was approved. Planner Heiland said there were no neighbors present but Planner Senatore had concerns. Engineer Bortner said there is nothing in any Penn Township Ordinance requiring a buffer for the neighbors. He's also not aware of anything in the Subdivision and Land Development Ordinance requiring a dumpster screen. Planner Black said dumpsters in residential areas should always be screened. Planer Felix said this information can be shared with the Joint Zoning Ordinance Committee.

Planners Heiland/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioner on this plan with the condition that the lighting detail and dumpster screen be added to the plan. Motion carried on a 3-2 vote with planners Black and Felix casting the dissenting votes.

**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.**

There was no action taken on this plan.

**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.**

There was no action taken on this plan.

**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.**

Bob Sharrah, Sharrah Design, represented this request. He said this property is the former Hanover Water Company lot at the corner of Westminster Avenue and Baugher Drive. It was under contract to Joseph Myers when the plan was drawn up and is now in the name of a limited partnership. They have addressed Penn Township Staff comments and York County Planning Commission comments. Engineer Bortner said his comments were addressed and they're waiting on DEP for the sewer module. Planner Heiland asked if there are any safety concerns about turning off of Westminster Ave. Mr. Sharrah said it meets the safe sight distance requirements.

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

The meeting adjourned at approximately 8:08 p.m.

Respectfully submitted,

Angela M. Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
FEBRUARY 1, 2018

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, February 1, 2018 at the Penn Township Municipal Building. Present were planning members David Baker, Wendell Felix, Justin Heiland, Barbara Mahan, and Henry Senatore along with Township Engineer Bortner and Interim Zoning Officer Garrett. Planner Clayton Black was absent with notice.

The planners approved the January 4, 2018 Planning Commission minutes as submitted.

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

**ZHB17-13 – Stateline Canine, Inc.**, 1446 Baltimore Street, Hanover, PA 17331. Applicant is requesting a variance to Section 209.2 (Use Regulations) and a special exception to Section 201.2 (Uses Not Provided For) in order to operate a business for dog training with overnight stay. The property is located at 581 West Chestnut Street in the Industrial zone.

Interim Zoning Officer Garrett noted this case is an extension from the January 4, 2018 Planning Commission meeting.

Attorney Jeremy Fry, Barley Snyder LLC, represented this request. He said Stateline Canine Inc. currently operates a dog training facility in Grandview Shopping Center. The zoning at that address doesn't allow overnight stays for the dogs. Stateline Canine would like owners outside of the area to leave their dogs overnight, if needed. Dogs that are not training would not be staying overnight, which is the distinction between this and a kennel. A kennel's primary use is to shelter animals, whereas, in this instance the overnight stays are incidental to the dog training. The intended use is neither permitted nor prohibited anywhere in Penn Township. Under Section 201.2 of the Penn Township Zoning Ordinance a special exception can be granted for uses not otherwise permitted. If they aren't approved for a special exception, they would ask to be approved for a variance.

Planner Senatore asked if they are planning to board dogs while training them. Janet Edwards, owner of Stateline Canine, Inc. said that is what they're hoping to do. Planner Senatore asked what size kennels they will have. Ms. Edwards said the sizes would range, possibly four by five or five by seven. Planner Senatore asked how many dogs would be staying overnight. Ms. Edwards said she has averaged five at a time in 2017. She currently boards them at a kennel, when needed. It prevents the owners from having to pick up and drop off daily when they live far away. Planner Senatore asked how long training usually lasts. Ms. Edwards said they offer two, four and six week packages and they start a new class every other week. Planner Mahan asked how many dogs are in a class. Ms. Edwards said they are averaging ten to twelve right now but could have as many as fifteen. Planner Heiland asked what the hours of operation would be and Ms. Edwards said from 7 am to 6:30 pm.

Planner Felix asked what the difference is between dog training and a kennel since dogs will be staying for two or more weeks at a time. Mr. Fry said the primary use of a kennel is sheltering animals. The primary use of this facility is dog training, the overnight stays are incidental to that. When you drop a dog off at a kennel they don't get trained. This business would allow dogs to stay overnight while being trained. Planner Felix asked if she's moving from her current location because dogs can't stay overnight and Mr. Fry said yes. Ms. Edwards, to her knowledge, has never had a complaint at her current location. Mr. Fry believes there is a greater likelihood of complaints at her current location than in the one she's moving to. Planner Heiland asked if she's relocating or opening a second location. Ms. Edwards said she is moving. The current facility doesn't have a lot of inside training space, the new one is larger and would allow for an inside training area. Planner Heiland asked about the area labeled "area for break time/ overnight" on the submitted building sketch. Ms. Edwards said they currently have a training area, one fenced area, and a backroom with crates. They rotate dogs between training, getting socialization and taking breaks. The overnight dogs will remain in the break time area all night but they won't be there during the day. During the day they will be rotating with the rest of the dogs. Planner Mahan asked if someone will be on the premises overnight. Ms. Edwards said, ideally, she'd like that. It is commonly asked that they work on potty-training the dogs and having someone there to walk the dogs overnight would help with that.

Planners Senatore/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB17-13 – Stateline Canine, Inc., requesting a variance to Section 209.2 (Use Regulations) and a special exception to Section 201.2 (Uses Not Provided For) in order to operate a business for dog training with overnight stay as it meets the requirements set forth for a variance in Section 502.3 a.) thru f.) and the requirements set forth for a special exception in Section 503.3 a.) thru e.). Motion carried on a 4-1 vote with Planner Felix casting the dissenting vote.

**ZHB18-01 – Michael Humbert**, 15223 Hanover Pike, Upperco, MD 54488. Applicant is requesting a variance to Section 207.2 (Use Regulations) in order to operate an auto body repair center. The property is located at 777 Baltimore Street in the Shopping/Commercial zone.

Attorney James Yingst with Guthrie, Nonemaker, Yingst & Heart, LLP represented this request along with Michael Humbert, applicant and owner of Ideal Auto Body. Mr. Yingst said Mr. Humbert has an auto body repair shop in Maryland and would like to open one in Hanover. This property was most recently Dave's Tractor World and small engine repairs were performed on the premises. An auto body shop isn't permitted in the shopping/commercial zone, but it is a permitted use across the street in the highway/business zone. He said Mount Olivet Cemetery is to the north of the property and immediately behind there is a very large retaining wall that goes down the southern side of the building. On the other side of the property is a Burger King. There are some houses across the street, but auto body repair is already allowed in that zone. Mr. Yingst said there is a business approximately one block to the south of this

facility that was recently granted Zoning Hearing Board approval for automobile repair and service.

Mr. Humbert said the facility is eleven thousand square feet. The front of the building would be used for office space and the rear would be for repair. They will install two professional paint bays and use only water-based products. This building was not available when Mr. Humbert went into business for himself eight months ago, now that it is, he would like to rent it. He said the building has one small garage door right now and he'd like to install another one on the left rear of the building. The existing garage door faces the cemetery. He said customers would park in the front and employees would park in the rear. Any parts would be dropped off in the rear of the building. No work would be conducted in the front of the building and there would be no dismantled vehicles. All dismantled vehicles will be stored inside the building. Nine to ten thousand square feet of the building will be used for the vehicles. The building has heat and air conditioning and there would be no reason to leave any garage doors open. Noise would be minimal. Mr. Humbert said he is EPA certified at his current location and plans to follow those same guidelines in Hanover even though it's not yet mandated in Pennsylvania. All products are low in volatile organic compounds (VOC) or water-based and he has had no complaints about fumes or odors. He said the paint is similar to what you'd use in your home but it's applied with a sprayer. Filters are regulated to filter 99.1% of contaminants. He has a lease contingent upon Zoning Hearing Board approval.

Mr. Yingst said they are asking for a variance. He doesn't believe the facility has a feasible use outside of automotive. Small engine repairs were already being conducted on the location and South Hanover Automotive has five or six bays for automobile repair and was recently granted a variance. The chance for disturbance is minimal based on the surrounding properties and Mr. Humbert will take all steps possible to minimize any noise or other impact to the surrounding properties.

Planner Felix asked if there will be any outside storage of vehicles and Mr. Humbert said there will not. The vehicles may sit out front for a short time while customers complete paperwork. Planner Felix asked to confirm that there will be no overnight storage of vehicles outside and there will not. Planner Felix asked if spare parts would be stored outside. Mr. Humbert said he keeps his facility very clean and presentable and will not store any parts outside. The back of the building has plenty of storage space upstairs. Mr. Yingst said they are willing to agree to a stipulation that everything must be stored inside. Planner Felix asked if there will be any vehicle sales and there will not, only automotive collision repair. Planner Felix asked if all employees will park in the back and Mr. Humbert said there are twelve to fourteen parking spaces in the rear and they will be used by employees. Only customers will park in the front parking lot.

Planner Senatore asked about vehicles that are transported by wrecker. Mr. Humbert said there is space in the rear for wreckers and he also owns a forklift to help move inoperable vehicles. If a vehicle is dropped off in the parking lot they will move it immediately inside. He said most of the cars he's had so far have been drivable but non-drivable vehicles can be dropped off in the rear of the building. Planner Mahan asked how many bays he will have and Mr. Humbert said there will probably be fifteen, though the shop will easily hold thirty cars. He said his paint company will come into the

building and help make sure it's set up with the best flow to get cars in, fixed and moved out. All repair work and cleaning of cars will be conducted inside. Planner Mahan asked if cars will have to be stored in the back lot. Mr. Humbert said he schedules for the building size and doesn't schedule more than he can get done in a day. Vehicles won't need to be stored outside. Comfortably he probably won't have more than twenty vehicles at a time in the shop. He built his business on keeping his customers happy. He's been in the auto body repair business for nineteen years, though only recently as a shop owner. He said he has also considered a slatted, gated fence in the rear of the property.

Planners Felix/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB18-01 – Michael Humbert, requesting a variance to Section 207.2 (Use Regulations) in order to operate an auto body repair center as it meets the requirements for a variance set forth in Section 502.3 a.) thru f.), with the following stipulations: there be no outside storage of vehicles, there be no outside storage of any new or used parts, there be no vehicle sales, and all employees park in the rear of the building. Motion carried on a 5-0 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

**SL17-10 – 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.** 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.

**SL17-16-1040 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.** There was no action taken on this plan.

**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.** There was no action taken on this plan.

**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.

**SL18-01 – WELLSPAN MEDICAL ONCOLOGY & HEMATOLOGY – HANOVER, Wellspan Properties, LLC, 2500 S. George Street, York, PA 17403. A land development/lot consolidation plan submitted in order to construct a medical office facility. The property is located at 701 Wilson Avenue primarily in the Hanover Borough in the R-3 and a small portion in Penn Township in the Industrial zone.**

Gerry Funke, GHI Engineers and Surveyors, represented this plan. Mr. Funke said this project is an existing facility, formerly Dr. Mohan's office. They're planning to more than double the size of the building. The existing building will be oncology and the addition will be for infusion. When this was previously approved, it was subdivided into two lots, now they want to demolish the house and make it one lot again. Planner Felix asked if the only section in Penn Township is a small corner. Mr. Funke said there is a very small amount of parking and stormwater management in Penn Township. Mr. Funke said they have already addressed York County Planning Commission's comments.

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

The meeting was adjourned at approximately 7:40 p.m.

Respectfully submitted,

Angela M. Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
MARCH 1, 2018

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, March 1, 2018 at the Penn Township Municipal Building. Present were planning members David Baker, Clayton Black, Wendell Felix, Justin Heiland, Barbara Mahan, and Henry Senatore along with Township Engineer Bortner, Zoning Officer Smith, and Assistant to the Engineer Garrett.

The planners approved the February 1, 2018 Planning Commission minutes as submitted.

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

**ZHB18-02 – Apostolic Ministries**, 955 Baltimore Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to hold a temporary carnival. The property is located at 955 Baltimore Street in the A/O and the R-15 zone.

Zoning Officer Smith noted that the Zoning Hearing Board approved this same request in 2017. Neither the Police Chief nor the Fire Chief reported any problems with the carnival last year. He also noted that in addition to the conditions placed by the Zoning Hearing Board they were also asked to have the rides shut down by 10:00 p.m., not allow entrance to the event off of Baltimore Street, and to provide their own traffic control.

Wayne Hammonds with Apostolic Ministries Church represented this request. He said they would like to do the exact same thing they did last year, and the Zoning Hearing Board's conditions worked out wonderfully. He said they provided fencing for the neighboring properties and fixed the Clover Lane entrance as requested. There was ample parking. He said it was a good fundraising event for the church. Planner Heiland asked if they will follow all the same guidelines as last year and Mr. Hammonds said they would. Planner Felix asked how many days they plan to hold the event. Mr. Hammonds said it will be one day shorter than last year and will run Wednesday thru Saturday, May 16-19, 2018. Planner Felix said the entrance from Clover Lane was well lit and that was appreciated. Mr. Hammonds said they plan to have the same lighting this year.

Planners Senatore/Black moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB18-02 – Apostolic Ministries requesting a special exception to Section 322 (Uses Not Provided For) in order to hold a temporary carnival as it meets the requirements set forth for a special exception in Section 503.3 a.) thru e.) They will be required to meet the same conditions as set forth in 2017. Motion carried on a 6-0 vote.

The planners reviewed the following waiver or exoneration requests and made the following recommendations:

First Capital Engineering are requesting a waiver to Section 605 (Landscaping and Bufferyards) of the Penn Township Subdivision and Land Development Ordinance in regards to a land development plan submitted for 1056 and 1060 Baltimore Street Rear/Aero Energy.

John Luciani, First Capital Engineering, represented this request on behalf of Aero Energy. He said the property is located at 1056 and 1060 Baltimore Street. Mr. Luciani shared pictures of what the property looked like in 1957, 1971, and 1993. The pictures showed the progression of homes being built around what was the Arentz Oil property. The picture from 1993 showed homes under construction in the area. The Commission reviewed pictures of the current survey plan. Mr. Luciani pointed out a fifty-foot alleyway that provides entrance to the property. He showed pictures of a truck using the facility and explained trucks load heating oil from a tank onsite. Under the truck is a concrete pad and trench grate. The EPA and insurance companies require the facility to have safeguards in place to protect against spills. When Aero purchased the property they installed this grate so any spilled oil would run through it to an underground storage tank. This works well but there is no protection from the rain, which fills the tank over a matter of a few months. A waste hauler then has to come out and empty the tank. Aero Energy would like to protect the grate from rainfall by installing a canopy over the area that would be a thirty foot by sixty-foot structure. Mr. Luciani said, according to Penn Township, a building is defined as a structure with columns and a roof which protects persons, equipment or chattel. The canopy meets the definition of a building. He said they are asking for a waiver to the bufferyard requirements. The required bufferyard is very wide and the entrance to the property is such that the full bufferyard would make it nearly impossible for trucks to enter and exit. They would like to plant a single row of trees instead of the required fifteen foot bufferyard. Behind 1060 Baltimore Street there are four large tanks and Aero Energy is proposing to remove these tanks. They will place a note on the plan stating the tanks would be removed within two years which will help make the property more aesthetically pleasing and the residents will be benefited.

Planner Felix asked if trucks use the facility during hours of darkness and Mr. Luciani said they do. Planner Felix said there was a similar problem with vehicles at Saint Joseph's Church. The neighboring residents were disturbed by headlights shining in their windows. He said they planted arborvitae trees in a staggered line and it worked well. He recommended this as an option for Aero Energy to keep the noise down and headlights out. Mr. Luciani said they are willing to plant any species of tree the Township wants. Township Engineer Bortner said it would be very difficult to get trucks in and out with the full width of the required bufferyard. There might be enough room to get a single row in, but it would be really tight. The alley is right up against the property line.

Planner Felix asked to see a picture of what the proposed canopy would look like and Mr. Luciani shared it. It's a rectangle with an offset column and is about eighteen feet high. Planner Felix asked where the big tanks that are being removed are located in

relation to the canopy and Mr. Luciana showed him. The canopy will be behind 1056 and the tanks sit behind 1060. Mr. Luciani added that York County Planning Commission declined to perform a formal plan review since it's an accessory structure.

Planner Black asked if the neighbors were notified of this request and they were not. Planner Black said they may have an expectation of a buffer. Engineer Bortner said the neighbors may have been in for a prior request concerning a fence. Planner Black asked if the purpose of the bufferyard is for beautification or screening. If the purpose is screening there are other options such as fencing available. Engineer Bortner said some of the Township's bufferyards include fences. The ordinance was written in 1988 or 1989 and he's not sure what the reasoning was on all of the different bufferyards required. He said there are quite a few waiver requests for bufferyard requirements because, when built to capacity, they are kind of a forest. Planner Black said it might be an appropriate time to change the code if we're constantly granting waivers. Engineer Bortner said the requirements have their purpose and he's glad it's in the ordinance. He said he's the one who recommended this to First Capital Engineering based on a similar situation with another plan.

Planner Senatore asked who owns the fence that's currently built. Mr. Luciani said there are two fences. One is a wood slab fence and the other is a chain-link. Engineer Bortner assumes the wood slab fence belongs to the residential property owner and the other belongs to the oil facility. Planner Black asked if the canopy will increase the truck traffic and Mr. Luciani said it will not.

Planner Felix asked how far back the canopy will be from the property line. Mr. Luciani said about fifty feet from the rear. Planner Felix asked if a building could be put up in the same place and Engineer Bortner said yes. Planner Felix said they could be putting up an entire building and all they want is a canopy and to get rid of some tanks. He thinks it will be a much better view for the neighbors. He agrees with Planner Black that the bufferyard requirements might need to be reviewed at some point. Engineer Bortner said it's similar to what National Pretzel did when they installed a canopy along Blettner Avenue.

Planners Mahan/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners on this request with the condition that arborvitaes be planted for screening. Motion carried on a 5-1 vote with Planner Black casting the dissenting vote.

First Capital Engineering are requesting a waiver to Section 403 (Feasibility Report on Sewer and Water Facilities) and Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance in regards to a land development plan submitted for South Western School District Turf Fields.

Nate Osborne of South Western School District and John Luciani of First Capital Engineering represented this request. Mr. Osborne said the current School Board has placed an emphasis on improving facilities. Two additional turf fields for field hockey, lacrosse and soccer are going to be added adjacent to the middle school on what is currently the field hockey field. He said the use of fields for athletics has been tremendous recently. The overall site includes three fields at this point and two are being made into turf fields with the third remaining as it is. They'd like the stadium to be

used primarily for football games and band competitions so the field hockey, lacrosse and soccer teams would use the new turf fields as their primary practice and game fields. They will be tearing down an existing storage facility and moving it closer to the middle school. They'll be putting in some additional bleachers as well. Stormwater management is handled underneath the fields. To the best of Mr. Osborn's knowledge they have had no stormwater issues with the existing fields and the subsurface detention basins will serve to protect the neighboring communities even better from water runoff. Because there is no bathroom or plumbing work being done Mr. Osborne doesn't see the need for a feasibility report on sewer and water facilities. The land is already being used for an athletic field and there have been no stormwater issues so they don't see the need for an environmental impact study, especially since the improvements will only serve to better the stormwater on the property. Planner Felix asked where the stormwater is running to. Mr. Luciani said Oil Creek is at the end of the property and catches runoff. Once the subsurface basins are installed the water will flow more slowly and be much cleaner. The runoff from the grass fields may contain weed spray and other maintenance chemicals, the runoff from the turf field wouldn't have any of that.

Planner Heiland asked how many events can be held on the turf fields and Mr. Luciani said the lifetime on the field will be ten to twelve years. Mr. Osborne said they are planning on ten years. The sunlight will eventually break down the turf. Planner Heiland asked how much runoff they've seen from the stadium turf field. Mr. Osborne said he has not seen any yet. The subsurface retention basin has handled all the water and he can't imagine that there will ever be runoff into Oil Creek. He said the water perks very quickly with the turf field. He believes the new fields will have a very similar situation. Mr. Luciani added that another benefit to a turf field is that you can play in the rain. The turf manufacturer says you can play in up to twelve inches of rain per hour.

Planner Heiland asked if the fields will be open to public use, since it's being fenced in. Mr. Osborne said they will have the capability of closing the field but there has been no indication from the School Board that they want to restrict community access. The fence is mostly to protect the organic material in the turf field, it serves as a buffer from weed infiltration.

Zoning Officer Smith asked what the replacement cost will be for the turf fields. Mr. Osborne said he's recommended a resilient pad under the turf that can last two life cycles of the top carpet. The replacement will cost three hundred fifty to four hundred thousand dollars per field. Planner Senatore asked if they are anticipating hosting championship games on the new fields instead of the stadium. Mr. Osborne said they would for the named sports. As of yet they haven't hosted any district type events for these sports but it would be an option. Planner Senatore asked if they are adding new restroom facilities. Mr. Osborne said they are not, they will use port-a-pots in the immediate vicinity and there are still restrooms in the school lobby. Planner Baker asked how access to the restrooms will be affected by the addition of new security guards. Mr. Osborne said the design of the schools is such that the restrooms are in a location that can be isolated from the rest of the school so access wouldn't be restricted.

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.

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

**SL17-10 – 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.

**SL17-16-1040 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.**

There was no action taken on this plan.

**SL17-18- BEECHWOOD 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.**

There was no action taken on this plan.

**SL18-02 – AERO ENERGY, BULK PLANT CANOPY, Larry Marshall, East 230 Lincoln Hwy, New Oxford, PA 17350. A land development plan submitted in order to construct a canopy to cover an existing fueling station. The property is located at rear 1056 and 1060 Baltimore Street in the S/C zone.**

There was no action taken on this plan.

**SL18-03 – SOUTH WESTERN TURF FIELDS, South Western School District, 225 Bowman Road, Hanover, PA 17331. A land development plan submitted in order to construct turf fields. The property is located at 225 Bowman Road in the R-8 zone.** There was no action taken on this plan.

The meeting adjourned at approximately 8:00 p.m.

Respectfully submitted,

Angela M. Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
APRIL 5, 2018

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, April 5, 2018 at the Penn Township Municipal Building. Present were planning members David Baker, Clayton Black, Wendell Felix, Justin Heiland, Barbara Mahan, and Henry Senatore along with Township Engineer Bortner and Zoning Officer Smith.

The planners approved the March 1, 2018 Planning Commission minutes as submitted.

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

The planners reviewed the following waiver and exoneration requests and made the following recommendation: None.

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

**SL17-10 – 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.

**SL17-16-1040 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.**

There was no action taken on this plan.

**SL18-02 – AERO ENERGY, BULK PLANT CANOPY, Larry Marshall, East 230 Lincoln Hwy, New Oxford, PA 17350. A land development plan submitted in order to construct a canopy to cover an existing fueling station. The property is located at rear 1056 and 1060 Baltimore Street in the S/C zone.**

John Luciani with First Capital Engineering represented this plan. Mr. Luciani said this is a project for Aero Energy and they'd like to install a canopy to protect a grate. At the March 19, 2018 Board of Commissioners meeting a waiver was granted for landscaping and bufferyards. He said the plan will be signed by the owners. They are prepared to plant the row of arborvitae trees, similar to what was done at Saint Joseph's church. They are not adding any additional impervious area and Engineer Bortner asked that be clearly stated on the plan. They are willing to execute an Operation & Maintenance agreement for stormwater if one is required. They still need to add the date the waivers were approved by the Township to the plan. Mr. Luciani said that should address all Staff comments.

Planner Felix asked if the address has been straightened out. Mr. Luciani said the address has been confirmed and he has the deed for reference. They will make sure it's corrected on the plan. Planner Black asked why there is a note stating Aero will remove two tanks from the property. Mr. Luciani said they believed it was a reasonable trade off if the Township were willing to waive the landscaping and bufferyards requirement because they are old and unsightly tanks. Planner Black asked if it will become a zoning issue if they are not removed and it will.

Engineer Bortner said he hasn't seen the final plans yet but he doesn't think there is anything Staff can't take care of. Mr. Luciani said they'll make all necessary revisions to address Staff comments. He said they are all administrative changes that can be easily addressed. The Planners did not want to approve the plan until they've seen the final plan.

**SL18-03 – SOUTH WESTERN TURF FIELDS, South Western School District, 225 Bowman Road, Hanover, PA 17331. A land development plan submitted in order to construct turf fields. The property is located at 225 Bowman Road in the R-8 zone.**

John Luciani with First Capital Engineering represented this plan. He said they are working with the York County Conservation District and waiting for the NPDES permit. He said this is similar to the football stadium except they are doing a land development plan. Township Staff comments from the Chief of Police stated a problem with the crosswalk shown on the plan. Bowman Road is a Township street, but it needs Penn DOT approval because the crosswalk is in a school zone. South Western School District is willing to remove the crosswalk from the plan in order to move the process along. Planner Baker questioned which crosswalk is being removed. There was a misunderstanding that the existing crosswalk was being removed, but Mr. Luciani said all existing crosswalks are staying in place. They had hoped to place an additional

midblock crosswalk but are going to remove it from the plan to prevent any delays. He said it seemed logical to put the additional crosswalk in, partly for the benefit of disabled individuals trying to reach the fields. They may try to put it in at a later date. Planner Baker asked if they could put a crosswalk across the parking lot and have it connect with the existing crosswalk. Mr. Luciani said there is a pretty wide sidewalk and they use that to get to the crosswalk and parking lot and said it works pretty well.

Planner Heiland asked if anything has changed on the plan. Mr. Luciani said they are now showing lighting on the field and they sent in a lighting plan. There will be two lights at the two ends of the field. They will be seventy feet and ninety feet tall. They will be seventy feet from the property line. They are adding the lighting foundations to the plan which will be precast concrete. The lighting spilling off the field will be minimal because they are LED lights and very concentrated. Planner Baker asked how well the lights will illuminate the track. Mr. Luciani said there will be some illumination but not as much as the field. Planner Black asked if they will need a photometric plan. Mr. Luciani said they are just wrapping that up. Engineer Bortner asked if they had received York County Planning Commission comments. Mr. Luciana said he hasn't seen the letter yet but thinks they won't be reviewing the plan. The planners want to see the final plan with all revisions made and Mr. Luciani said he'd be back next month.

**SL18-04 – PENN TOWNSHIP COMMUNITY PARK, Penn Township, 20 Wayne Avenue, Hanover, PA 17331. A reverse subdivision submitted to create one lot to be used for recreational purposes. The property is located at 4601 Grandview Road in the R-22 zone.**

Planner Felix explained that this plan is a reverse subdivision combining the multiple parcels of the Community Park into a single parcel. Over the years the Township purchased some parcels and some were given and they total 31.5 acres. One of the reasons for doing this is to apply for grant funds. Planner Felix asked if WWTP Superintendent Mahone's comment about acreage being incorrect was addressed. Engineer Bortner said it has been taken care of.

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

**SL18-05 – ESAB STORAGE BUILDING, The ESAB Group, Inc., 1500 Karen Lane, Hanover, PA 17331. A land development plan submitted in order to construct a storage building. The property is located at 1500 Karen Lane in the Industrial zone.**

Vincent Wayne with Bucharth Horn represented this plan along with Eric Motter from ESAB. Mr. Wayne said they haven't received York County Planning Commission comments yet. He said the right-of-way for Wilson will be sixty feet instead of fifty and the two signatures on the plan will be notarized. They will submit an Operation & Maintenance agreement for stormwater per Engineer Bortner's comments. Planner Heiland asked if the concrete pad shown on the plan is existing and it is. Planner Heiland asked what the storage building will be used for. Mr. Motter said it's going to be a wastewater treatment building. They are installing new equipment to treat their water

and plan to recycle 98% of their water. Planner Felix asked if the WWTP Superintendent commented on the plan and Engineer Bortner said he reviewed it and had no comments. He believes Superintendent Mahone met with Carol from ESAB

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.

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

Respectfully submitted,

Angela M. Hallett, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
MAY 3, 2018

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, May 3, 2018 at the Penn Township Municipal Building. Present were planning members David Baker, Clayton Black, Wendell Felix, Kathy Gill, Justin Heiland, and Henry Senatore, along with Township Engineer Bortner, Zoning Officer Smith, and Recording Secretary Hallett. Planner Barbara Mahan was absent with notice.

The planners approved the April 5, 2018 Planning Commission minutes as submitted.

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

**ZHB18-03 – Dan Rodgers**, 102 Protectory Road, Abbottstown, PA 17301. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a single family dwelling that does not meet the minimum regulations. The property is located at 515 South High Street in the R-8 zone.

Dan Rodgers, property owner, represented this request. He said he's requesting a variance to side setbacks because the zoning requirements have changed over the years. The side setback is now twelve feet and with a forty foot wide lot he's left with sixteen feet to build on. Most properties in the area are built with a six to eight foot side setback. The existing house has a six foot setback on one side and eight foot on the other. He is asking for seven feet on each side of the house. Planner Black asked how old the existing home is and Mr. Rodgers was unsure. He said it's old enough that it was built with no foundation. Planner Heiland asked if the neighbors are meeting the twelve foot side setback requirement. Mr. Rodgers said the neighbor to the right of the house is six feet from the property line and the neighbor on the other side is eight feet from the property line. Planner Black asked if building on the existing foundation would require a variance. Zoning Officer Smith said it would not but the existing house has no foundation. Planner Baker asked if there will be a basement and Mr. Rodgers said it will have a crawl space. He'd like to stay consistent with the houses in the area and none of them have basements.

Planners Black/Heiland moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB18-03 – Dan Rodgers, requesting a variance to Section 202.3 (Area and Bulk) in order to construct a single family dwelling that does not meet the minimum regulations, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 6-0 vote.

**ZHB18-04-Steven & Kimberly Zinn**, 70 Lion Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct a garage that encroaches into side setback. The property is located at 70 Lion Drive in the R-15 zone.

Steven Zinn, property owner, represented this request. Mr. Zinn said they would like to build a two-car, attached garage on their property. He shared photographs of similar homes in the area with two-car, attached garages. The side setback is twelve feet and they have twenty-five feet from the property line. They would like to construct a twenty foot garage, which leaves the setback at five feet. Planner Baker asked if the houses in the photographs were neighboring homes. Mr. Zinn said they are also on Lion Drive. He's not able to give specific measurements of how far they are from the property line, but he believes they are similar to his request. Planner Felix said there is no way to tell from the pictures how far they are from the property line. Planner Heiland asked how far the existing driveway will be extended. Mr. Zinn said they are adding seven feet. Planner Felix said a single-car garage would meet the setback requirements. Planner Senatore asked if the majority of homes in the area have a single-car garage, two-car garage or a parking pad. Mr. Zinn said the majority of the homes have a parking pad.

Planners Felix/Senatore moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case ZHB18-04 – Steven & Kimberly Zinn, requesting a variance to Section 203.3 (Area & Bulk) in order to construct a garage that encroaches into side setback as it does not meet the requirements for a variance as set forth in Section 502.3 a) thru f). They further noted that there would be no variance required for a single-car garage. Motion carried on a 5-1 vote with planner Black casting the dissenting vote.

**ZHB18-05-Derick Evans**, 3260 Grandview Road, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct an addition that encroaches into front setback. The property is located at 3260 Grandview Road in the R-15 zone.

Derick Evans, property owner, represented this request. Mr. Evans said he would like to add a 20X8 foot addition to the front of his home. Because he's on an arterial road the front setback is fifty feet instead of thirty-five. The addition would be forty feet from the property line. Planner Felix asked where on Grandview Road the property is located and Mr. Evans said between Benjamin Drive and Colonial Drive. Planner Felix asked if it's close to the intersection of 216 and it is not. Engineer Bortner said it's in the Colonial Hills development. Planner Felix asked what they are proposing to build. Mr. Evans said the addition will be bedroom space and there is a small porch to the right, even with the addition. Planner Felix asked if the forty foot measurement is from the property line or the center of the road. Mr. Evans said he'd be seventy-four feet from the center of the road and forty feet from the property line.

Planners Senatore/Black moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB18-05 – Derick Evans, requesting a variance to Section 202.3 (Area and Bulk) in order to construct an addition that encroaches into front setback as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 4-2 vote with planners Felix and Heiland casting the dissenting votes.

**ZHB18-06-Legacy**, 300 Fame Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 304.2 (Off-Street Loading Spaces) in order expand their manufacturing and warehousing that does not meet the minimum loading spaces required. The property is located at 300 Fame Avenue in the Industrial zone.

Gerry Funke, with GHI, represented this request. Mr. Funke handed out updated plans. Legacy is proposing to add one loading dock and a retaining wall. There are three existing loading docks on the property, bringing the total to four. Mr. Funke explained that they can't fit anymore loading docks in because of the differences in elevation on the property. Planner Heiland asked if a variance was required for the existing three loading docks and there was a variance because six were required. Planner Black asked if the Zoning Ordinance dictates the number of loading docks required and it does. Zoning Officer Smith said the ordinance calls for one per ten thousand square feet, which would total nineteen docks with the addition. Planner Black asked why they don't have a need for the additional docks and what they'll do if they have a need in the future. Mr. Funke said four is the maximum number of docks they can fit on the property. Planner Black asked if trucks waiting to unload will stay on the property or circle Hanover waiting their turn and Mr. Funke didn't know. Planner Black said he has seen tractor trailers lined up on publically maintained roadways waiting to unload. On a two-lane road the line of trailers disturbs traffic. Mr. Funke said there is plenty of room for trucks to unload. Planner Felix asked why they can't add a loading dock to the existing building and Mr. Funke said the grade isn't suited for it and they also need as much parking as they can get. Legacy currently rents parking spaces from the neighboring property when they have summer employees. Planner Felix asked if the lot is getting to be too small for the business and Mr. Funke said they are growing faster than they expected. Planner Felix asked how many employees they have right now and Planner Heiland said two hundred. Planner Felix asked how many employees are being added and Mr. Funke said fifty to one hundred. He also said the plan calls for two hundred additional parking spaces.

Planners Black/Gill moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB18-06 – Legacy, requesting a variance to Section 304.2 (Off-Street Loading Spaces) in order to expand their manufacturing and warehousing that does not meet the minimum loading spaces required as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 6-0 vote.

**ZHB18-07-The Markets of Hanover**, 1649 Broadway, Hanover, PA 17331. Applicant is requesting a special exception to Section 207.2 (Uses by Special Exception) in order to construct a mini-storage warehouse. The property is located at 1649 Broadway in the Shopping/Commercial zone.

Gerry Funke, with GHI, and Joe Silbaugh, with The Markets of Hanover, represented this request. Mr. Funke said they are requesting a special exception to use the existing warehouse for mini-storage and to phase the parking. Planner Baker said there is already a parking shortage at the Markets. Mr. Silbaugh said he has been working with the State for three and a half years to get a Redevelopment Assistance Capital Program (RACP) grant. The grant will assist with infrastructure, stormwater management and improvements to the building. He explained that the business has grown much faster than he predicted and more parking is needed. He'll need the grant assistance to pay for the additional parking. He said the grant has been recommended by the York County Commissioners and local legislators and is now going to a Senator. The grant isn't guaranteed but indications seem favorable.

Mr. Silbaugh said the traffic impact from the mini storage warehouse would be minimal. It won't be a high volume business. The mini-storage warehouse will be forty-five thousand square feet. He said the matching funds from the grant will be used for the interior improvements. The parking and stormwater improvements are a requirement of the grant. Planner Baker asked if phase three will exceed the required parking spaces and it will. Planner Felix asked if the existing building is being used for the mini-storage warehouse and it is. Planner Felix asked where the parking comes in because he didn't see anything about parking on the Zoning Hearing Board application. Mr. Silbaugh said they want to add more parking but in phases. He needs the special exception for the mini-storage warehouse. The existing warehouse is a continuous non-conforming use. Mr Funke said the parking is referenced on the second page of the application. Mr. Silbaugh said he isn't able to shut down the business to complete all the improvements at once and is requesting to do the parking in phases. He needs the special exception to be approved so he can submit it with the grant, showing his plans for the improvements are acceptable to the Township. Mr. Funke said the mini-storage warehouse won't happen if the grant isn't approved.

Planner Senatore said, according to the plan, they are already short sixty parking spaces. Mr. Funke said that won't be the case until the mini-storage warehouse is open. Planner Senatore said the Market alone requires two hundred thirty parking spaces and there are only one hundred seventy. Planner Black asked how the Market was opened when they were short on parking spaces. Mr. Funke said they were in compliance with parking for the Markets of Hanover when it was opened. The amount of retail area being used hasn't changed since they opened. Planner Felix said there was an understanding that vendors would park elsewhere. Mr. Silbaugh said they have an agreement with the bowling alley across the street to use their parking lot for overflow. Planner Black said they are still short on parking spaces for the retail use, without even taking the mini-storage warehouse into account. Engineer Bortner believes the number of parking spaces required was determined, in part, by using the Markets of Shrewsbury as a model. He didn't know if it was approved by the Zoning Hearing Board or if it was an internal agreement. Planner Heiland said he would be more comfortable with the mini-

storage warehouse after phase three of the parking has been completed. Mr. Silbaugh said he can't expand the parking without the income from the mini-storage warehouse. He also said he has a letter from the Zoning Hearing Board Solicitor granting approval for the existing warehouse. Mr. Funke said there isn't much of a difference between a warehouse and a mini-storage warehouse.

Mr. Silbaugh asked if it would work to approve the special exception, subject to his receiving the grant funds. He said he needs a favorable decision from the Zoning Hearing Board to get the grant approved. He knows they can't build the mini-storage warehouse without the additional parking. Planner Baker asked how much of the grant he needs to complete phase three and Mr. Silbaugh said he needs at least seventy percent.

Planners Felix/Gill moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z18-07 – The Markets of Hanover, requesting a special exception to Section 207.2 (Uses by Special Exception) and a variance to Section 303.1 (Off-Street Parking) in order to construct a mini-storage warehouse as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e) and for a variance as set forth in Section 502.3 a) thru f). Motion was denied on a 3-3 vote with Planners Black, Heiland and Senatore casting the dissenting votes.

The planners reviewed and made recommendations on the following waiver and exoneration requests: None.

The planners reviewed and made recommendations on the following subdivision and land development plans:

**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

**SL17-10 – 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.

**SL18-02 – AERO ENERGY, BULK PLANT CANOPY, Larry Marshall, East 230 Lincoln Hwy, New Oxford, PA 17350. A land development plan submitted in order to construct a canopy to cover an existing fueling station. The property is located at rear 1056 and 1060 Baltimore Street in the S/C zone.**

Jacob Dortch, with First Capital Engineering, represented this plan. He said they are proposing to install a canopy over an existing concrete pad. The plans were signed and delivered to the Township and the Township Manager's comment about an Operation & Maintenance agreement was addressed because there are no changes being made that would require the agreement. Planner Felix said the planners approved everything on the plan last month but they wanted the plans to show the changes before they recommended it for approval. He asked Engineer Bortner if all the changes have been made and they have. The address was corrected on the plan and all other comments were addressed.

Planners Senatore/Heiland moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 5-1 vote with planner Black casting the dissenting vote.

**SL18-03 – SOUTH WESTERN TURF FIELDS, South Western School District, 225 Bowman Road, Hanover, PA 17331. A land development plan submitted in order to construct turf fields. The property is located at 225 Bowman Road in the R-8 zone.**

Jacob Dortch, with First Capital Engineering, represented this plan. He said they dropped off the Operation & Maintenance agreement and got all the necessary signatures. The bond will be addressed at the Board of Commissioners meeting on May 21, 2018. Planner Baker asked what was decided with the crosswalk. Mr. Dortch said there is no additional crosswalk being added. Planner Heiland asked if they will add another crosswalk in the future and Mr. Dortch didn't know. Planner Baker said the existing crosswalk is heavily used because it's how the students get to the Intermediate School where the buses are staged. Mr. Dortch said they are widening the sidewalk from four feet to six feet which may help. Planner Baker asked how many lights are being installed. Mr. Dortch said six lights. They are all the required distance from the property line, which is equal to the height of the light. Planner Baker asked if there is a fence around the fields and there is.

Planners Senatore/Felix moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 5-1 vote with planner Black casting the dissenting vote.

**SL18-05 – ESAB STORAGE BUILDING, The ESAB Group, Inc., 1500 Karen Lane, Hanover, PA 17331. A land development plan submitted in order to construct a storage building. The property is located at 1500 Karen Lane in the Industrial zone.** There was no action taken on this plan.

**SL18-06 – LEGACY BUILDING EXPANSION, Legacy 92, LLC, 300 Fame Avenue, Hanover, PA 17331. A land development plan submitted in order to construct a building addition. The property is located at 300 Fame Avenue in the Industrial zone.** There was no action taken on this plan.

**SL18-07 – YOUNGS WOODS, Penn Township, 20 Wayne Avenue, Hanover, PA 17331. A reverse subdivision submitted in order to create one lot to be used for recreational purposes. The property is located at 317 Blooming Grove Road in the R-15 zone.** There was no action taken on this plan.

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

Respectfully submitted,

Angela M. Hallett  
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
JUNE 7, 2018

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, June 7 2018 at the Penn Township Municipal Building. Present were planning members David Baker, Clayton Black, Wendell Felix, Kathy Gill, Justin Heiland, Barbara Mahan, and Henry Senatore.

The planners approved the May 3, 2018 Planning Commission minutes as submitted.

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

**ZHB18-08 – George Reiker**, 960 Maple Lane, Hanover, Pa 17331. Applicant is requesting a variance to section 203.3 (Area and Bulk) in order to construct a garage that encroaches into the side setbacks. The property is located at 960 Maple Lane in the R-15 zone.

George Reiker, property owner, represented this request. Mr. Reiker said he and his wife recently sold their business and, with that, lost access to garage storage. They have considered the aesthetics of the neighborhood when designing their proposed garage. Mr. Reiker provided photographs of his property for the Commission to review. He explained that they would like to add a two-car garage with storage. There will be a reverse gable so the roofline is in line with the living area of their bi-level home. They will put siding and architectural shingles that match the roof of the house.

Mr. Reiker showed a photograph of the garage belonging to his neighbor at 950 Maple Lane. The garage is seven feet from the property line. Another neighbor received a variance in 2009 for their garage to be ten feet from the property line. Planner Felix said the submitted plot plan shows the garage four feet from the property line. Mr. Reiker said he's requesting five feet, which was changed from four after a contractor looked at the project. Planner Felix asked why a one-car garage wouldn't work. Mr. Reiker said they have a classic car and would like it stored in a garage.

Planner Heiland asked if there are other two-car garages in the neighborhood. Mr. Reiker said the house across the street, 965 Maple Lane, has a two car garage. Another home had a two-car garage but converted it into a recreation room. Mr. Reiker said extra storage would be beneficial because they have lawn equipment and a snow blower. Planner Heiland asked if Mr. Reiker spoke to his neighbor about the proposed garage. Mr. Reiker spoke with Matt Farner at 970 Maple Lane and was told Mr. Farner's house is nineteen feet from the property line so it would be fine. Planner Black asked what the side setback should be and Zoning Officer Smith said twelve feet. Planner Baker asked if there is a gap between the house and the garage. Mr. Reiker said there is a seven foot walkway, but the chimney protrudes from the house so it's really only five feet. Planner Heiland asked why the garage isn't attached to the house. Mr. Reiker said they would have to cut out part of the driveway to make that work, as it is the garage would sit directly at the end of the driveway. He also said the utilities come into his house at the place the garage would have to attach. Planner Felix asked if the

garage will be even with the existing driveway. Mr. Reiker said it is two feet past the driveway.

Planners Felix/Heiland moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case ZHB18-08 – George Reiker, requesting a variance to section 203.3 (Area and Bulk) in order to construct a garage that encroaches into the side setbacks, as it does not meet the requirements for a variance as set forth in section 502.3 a) thru f). Motion carried on a 7-0 vote.

**ZHB18-09 – Burkentine & Sons Builders**, 330 Dubs Church Road, Hanover, PA 17331. Applicant is requesting a special exception to section 202.2 (Use Regulations) in order to construct a multi-family dwelling. The property is located at 221 Woodside Avenue in the R-8 zone.

Scott Barnhart, Burkentine & Sons Builders, represented this request. Mr. Barnhart said they are requesting a special exception to construct a four-plex townhome that's three stories tall. There is currently an old mobile home on the property. A special exception is required to put a multi-family dwelling on a single lot.

Planners Senatore/Black moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case ZHB18-09 – Burkentine & Sons Builders, requesting a special exception to section 202.2 (Use Regulations) in order to construct a multi-family dwelling, as it does not meet the requirements for a special exception as set forth in Section 503.3 a) thru f). Motion carried on a 4-3 vote with planners Baker, Heiland, and Mahan casting the dissenting votes. Planner Senatore noted that the request doesn't meet the requirements of Section 503.3 because a multi-family dwelling is not in harmony with the homes in the area. Mr. Barnhart asked if anything could be done and Planner Senatore told him all the other houses on the street are single family and the townhome wouldn't fit in.

The planners reviewed and made a recommendation on the following waiver request:

GHI Engineers & Surveyors, on behalf of Legacy, is requesting waivers to Section 404 (Environmental Impact Study) of the Penn Township Subdivision and Land Development Ordinance and to Section 306.B.4.a (Fencing) of the Penn Township Stormwater Management Ordinance in regards to their land development plan. The property is located at 300 Fame Avenue.

Gerry Funke, GHI Engineers & Surveyors, represented this request. Mr. Funke said the environmental impact study shouldn't be needed because this is an existing business and there is industry surrounding the area. Planner Senatore asked if the topography had anything to do with Oil Creek. Mr. Funke said the majority of the property runs towards Gitts Run. Planner Senatore asked if they are expanding towards the Sheridan side and Mr. Funke said no. He explained that three quarters of the property drains to the rear, then to a swale on the old Pillowtex property, then through

Schindler Elevator's property, ending at Gitts Run. Planner Black asked what the environmental impact study provides for Township Staff. Mr. Funke said it includes a traffic study, water, sewer, historical, and environmental information. Planner Black asked what Staff recommends. Engineer Bortner said, historically, this waiver has been granted in the industrial zone and Staff has no objections to the request.

Mr. Funke said the second waiver is for a fence around the stormwater management basin. He said there is not a single fence on any of the surrounding properties. Planner Felix asked how many of those properties were built prior to the current regulations. Mr. Funke said Schindler Elevator, the Sheridan Press expansion, the McClarin Plastics expansion and Hillside Medical. Engineer Bortner said Planner Felix was referring to the Stormwater Management Ordinance not the Zoning Ordinance. Mr. Funke said that would only exclude Sheridan Press. Planner Felix asked how deep the basin will be. Mr. Funke said six feet and it is fourteen hundred feet to the rear of 300 Fame Avenue. Planner Black asked if the Stormwater Management Ordinance requires a fence around all stormwater basins and it does. Mr. Funke said there are no fences around any stormwater basins in this area. Engineer Bortner said D&R Bean was required to put in a fence and Apio was granted a waiver for their fence in 2013.

Planners Black/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners on the request for a waiver of environmental impact study. Motion carried on a 6-0 vote with Planner Heiland abstaining.

Planners Black/Senatore moved for an unfavorable recommendation to the Penn Township Board of Commissioners on the request for a waiver of the fencing requirements. Motion carried on a 6-0 vote with Planner Heiland abstaining.

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

**SL17-10 – 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.

**SL18-03 – SOUTH WESTERN TURF FIELDS, South Western School District, 225 Bowman Road, Hanover, PA 17331. A land development plan submitted in order to construct turf fields. The property is located at 225 Bowman Road in the R-8 zone.** There was no action taken on this plan.

**SL18-06 – LEGACY BUILDING EXPANSION, Legacy 92, LLC, 300 Fame Avenue, Hanover, PA 17331. A land development plan submitted in order to construct a building addition. The property is located at 300 Fame Avenue in the Industrial zone.**

Gerry Funke, GHI Engineers & Surveyors, represented this plan. Zoning Officer Smith said new plans were just dropped off today and Staff hasn't had a chance to review them. Engineer Bortner said he spoke to Mr. Funke this afternoon and reviewed the plans. Planner Baker said the Planning Commission will wait to make a recommendation until Township Staff has reviewed and made comments on the plan.

**SL18-07 – YOUNGS WOODS, Penn Township, 20 Wayne Avenue, Hanover, PA 17331. A reverse subdivision submitted in order to create one lot to be used for recreational purposes. The property is located at 317 Blooming Grove Road in the R-15 zone.**

Zoning Officer Smith said this is a reverse subdivision plan to combine the parcels at Young's Woods Park. York County Planning Commission (YCPC) indicated they will not review the plan but won't have that to us in writing for another week or two. Planner Felix said this can be reviewed after YCPC comments are complete.

**SL18-08 – WELLSPAN HANOVER URGENT ORTHO, Gerald Funke c/o GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A land development plan submitted in order to construct a building addition. The property is located at 207 Blooming Grove Road in the R-15 zone.**

Gerry Funke, GHI Engineers & Surveyors, represented this plan. He said this is a simple plan, all Wellspan wants to do is add a vestibule on the east side of the building. The total expansion is one hundred seventy-seven square feet. He believes the reason for the project is that a building and parking expansion were supposed to be completed in 2008 or 2009. The building expansion never happened but the parking did. Now the majority of the parking is on the east side of the building so that entrance is more

heavily used. They would like to enclose the vestibule under the existing roof to offer a wind barrier.

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.

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

Respectfully submitted,

Angela M. Hallett  
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
JULY 5, 2018

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, July 5, 2018 at the Penn Township Municipal Building. Present were planning members David Baker, Clayton Black, Kathy Gill, Justin Heiland, and Henry Senatore. Planning members Wendell Felix and Barbara Mahan were absent with notice.

The planners approved the June 7, 2018 Planning Commission minutes as submitted.

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

The planners reviewed and made recommendation on the following waiver request:

GHI Engineers & Surveyors, on behalf of Legacy is requesting a waiver to section 306.B.3 (Additional Stormwater Management Design Standards) of the Stormwater Management Ordinance to their land development plan. The property is located at 300 Fame Avenue.

Gerry Funke, GHI Engineers & Surveyors, represented this request. Mr. Funke explained they are asking for a 3 to 1 slope instead of a 4 to 1. The ordinance requires a 4 to 1 slope but it does allow for a 3 to 1 slope if ground cover is provided. Page six of the plan notes that there will be permanent stabilization on 3 to 1 slopes. Mr. Funke said this slope is needed to get the correct amount of volume. They are limited and can't go any further north because of possible future expansion of the trucking facility. Engineer Bortner stated the existing berm is already a 3 to 1 slope. Planner Baker asked if the Township had any concerns about this request. Engineer Bortner explained that the Township only has issues with a 3 to 1 slope on ponds that will eventually become the Township's because that slope is harder to mow. Mr. Funke said they are installing the required fence so there will be no risk of anyone falling in.

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

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.

**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.

**SL18-06 – LEGACY BUILDING EXPANSION, Legacy 92, LLC, 300 Fame Avenue, Hanover, PA 17331. A land development plan submitted in order to construct a building addition. The property is located at 300 Fame Avenue in the Industrial zone.**

Gerry Funke, GHI Engineers & Surveyors, represented this plan. Planner Black asked if there was a lighting plan. Mr. Funke stated that there was but he only printed the first six sheets of the plan. Planner Black asked if Township Staff had reviewed the lighting plan and Engineer Bortner said they have. Planner Baker asked if the Township sees any potential issues with this plan and Engineer Bortner said they do not. Mr. Funke confirmed with Engineer Bortner that the improvement bond amount was accepted by the Board of Commissioners. Engineer Bortner stated it was recommended for approval at the Public Works Committee meeting but won't be approved until the July 16, 2018 Board of Commissioners meeting.

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

**SL18-07 – YOUNGS WOODS, Penn Township, 20 Wayne Avenue, Hanover, PA 17331. A reverse subdivision submitted in order to create one lot to be used for recreational purposes. The property is located at 317 Blooming Grove Road in the R-15 zone.**

Engineer Bortner stated this is a plan for Penn Township. In the early 2000's the Township bought a property to the south of Young's Woods. The purpose of this plan is to combine the property into a single parcel. Engineer Bortner said this is the same thing the Township did with the Community Park.

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

**SL18-10 – MARKS AUTO BODY – PARKING LOT EXPANSION, David Marks, 35 Barnhart Drive, Hanover, PA 17331. A land development plan submitted in order to construct a parking lot expansion. The property is located at 35 Barnhart Drive in the Industrial Zone.**

David Marks, owner of Marks Auto Body, represented this plan. Mr. Marks explained his company is growing and a parking lot expansion and possibly a small outbuilding for storage are needed. Mr. Marks stated he spoke to Matt Swanner previously about amending the original plan but he'd waited too long for that and needed a new plan. Planner Black asked if the floodplain ordinance allows for grading in the 100 year floodplain. Engineer Bortner said what's allowable within the floodplain is reviewed by Building Code Officer Boyd and someone will check with him. Planner Black asked if Township Staff had reviewed this plan. Engineer Bortner said he has, but York County Planning Commission has not commented yet.

Mr. Marks said his engineer had a question about Staff comments concerning the detention pond area. The original plan was developed for forty thousand square feet of coverage but they're only going to be at eighteen thousand square feet with the new parking and he believes the pond is adequately sized. Engineer Bortner said the stormwater management ordinance requires volume controls and the calculations need to be checked. The ordinance has changed since the original plan was approved for this property and the Township needs evidence that the volume meets the new requirements. Planner Black asked about the waiver request on the plan. Zoning Officer Smith said the waiver was granted in 2009 when the property was originally purchased. This is a new plan, but the waiver is still referenced. The Commission decided not to make a recommendation on this plan until all comments are received.

The meeting was adjourned at 7:19 p.m.

Respectfully submitted,

Angela M. Hallett  
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
AUGUST 2, 2018

Vice-Chairman Barbara Mahan called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, August 2, 2018 at the Penn Township Municipal Building. Present were planning members Clayton Black, Kathy Gill, Justin Heiland, Barbara Mahan, and Henry Senatore, along with Engineer Bortner, Zoning Officer Smith and Recording Secretary Hallett. Planning members David Baker and Wendell Felix were absent with notice.

The planners approved the July 5, 2018 Planning Commission minutes as submitted.

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

**ZHB18-11 – The Markets of Hanover**, 1649 Broadway, Hanover, PA 17331. Applicant is requesting a variance to Section 303.2.J.1 (Development and Maintenance of Parking Facilities) and a special exception to Section 207.2 (Use Regulations) in order to operate a brew pub. The property is located at 1649 Broadway in the S/C zone.

Gerry Funke, GHI Engineers and Surveyors, represented this request along with Joe Silbaugh, Jr. and Liz Johnides, property owners. Mr. Funke explained that a brew pub is not a use by right or allowed by special exception. He said a similar request was approved for Aldus Brewing in the past. Aldus has been in operation for three or four years. Hanover Markets would like to add a brew pub and brewery to their location at 1649 Broadway. The pub will seat one hundred fifty inside and an additional eighty outside, during the summer months. There is a deck shown on the plan for outside seating. Planner Heiland asked what hours the brew pub would be open. Mr. Funke said 11-8 on Wednesday and Thursday, 11-9 on Friday, and 11-7 on Sunday. They will be closed on Monday and Tuesday. Planner Heiland asked if they are still planning on improving the parking facilities. Mr. Funke pointed out the parking improvements on the submitted plan. They are planning to do all of the parking improvements at once rather than phased, as previously requested. Planner Heiland asked how many parking spaces they will have in total. Planner Black said he didn't see the number shown anywhere on the plan. Planner Heiland said the parking is always an issue on Saturdays. Planner Mahan said getting in and out of the facility is also a challenge. Planner Heiland asked if the brew pub will be open to the Market and it will. Mr. Silbaugh said it will be totally open with no dividing walls, the same as it is now.

Planner Black asked if they need a special exception because this is a brew pub. Mr. Funke said yes. Planner Black asked if a special exception would be required if they were putting in a restaurant and Mr. Funke said the brewery is what requires the special exception. Planner Black asked if the parking would be adequate if it were a restaurant. Mr. Funke said they'd need the same number of parking spaces for a restaurant. Zoning Officer Smith said the parking is fine every day except Saturday and offered to show pictures of the Markets parking lot on a Thursday and a Friday. Planner Black

asked if they have enough parking per the ordinance. Zoning Officer Smith said they will have enough parking once they have completed this project. Ms. Johnides said the idea behind the brewery is to add additional business and the parking will be added as a part of this. Planner Mahan asked if they are adding the parking in phases and Mr. Funke said all the parking will be added at once. Planner Black asked if the additional parking will bring them up to code. Zoning Officer Smith said they are proposing three hundred eighty-two parking spaces and the ordinance requires four hundred seventeen. That's what the variance is for. Planner Heiland asked if the brewery would be open longer hours than the brew pub and it will. Planner Heiland asked if the water runoff will be affected by the additional parking. Mr. Funke said it will but that will be addressed in land development. Planner Heiland asked if there is any way to get additional parking spaces in. Mr. Funke said they are out of room. He explained that the back of the property slopes up towards the houses. Planner Heiland asked how many parking spaces they have now and Mr. Funke was unsure. Planner Heiland asked if the back will still be used as a warehouse and Mr. Funke said it's being rented by Elsner Engineering right now. Planner Black asked if the parking requirements are the same for everything. Mr. Funke said the parking for the restaurant is based on number of people, for the rest it's based on square footage. Planner Black said they wouldn't be able to expand the retail area at all since they are already maxed out on parking spaces, so the warehouse could never be converted to retail space. Ms. Johnides said they have no plans to expand the retail area into the warehouse area.

Planners Black/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB18-11 – The Markets of Hanover, requesting a special exception to Section 207.2 (Use Regulations) in order to operate a brew pub as is it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). This recommendation is contingent upon the proposed three hundred eighty-two parking spaces be installed. Motion carried on a 5-0 vote.

Planners Black/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB18-11 – The Markets of Hanover, requesting a variance to Section 303.2.J.1 (Development and Maintenance of Parking Facilities) in order to operate a brew pub as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 5-0 vote.

**ZHB18-13 – Henry J. Hirsch, Jr LPC**, 62 Collins Circle, Hanover, PA 17331. Applicant is requesting a special exception to Section 203.2 (Use Regulations) in order to operate a counseling office. The property is located at 62 Collins Circle in the R-15 zone.

Henry Hirsch, property owner, represented this request. Mr. Hirsch said he's a full-time counselor at Littlestown High School right now and would like to use his home for a counseling office. He will counsel from home part-time, possibly one to two clients a week. He hopes to eventually transition into online counseling. Mr. Hirsh showed pictures of which room he plans to use for counseling and what his driveway/parking area looks like. He said he will only see one client at a time and they will likely be adolescence. Planner Heiland asked if there are any parking requirements. Mr. Hirsch said he'll be parked in the garage and his clients will have the entire driveway for parking.

Planners Black/Gill moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB18-13 – Henry J. Hirsch Jr LPC, requesting a special exception to Section 203.2 (Use Regulations) in order to operate a counseling office as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 5-0 vote.

The planners reviewed the following waiver request and made the following recommendation:

KPI Technology, on behalf of Mark's Auto Body are requesting a waiver to Section 605 (Landscaping and Bufferyards) of the Penn Township Subdivision and Land Development Ordinance and to Section 306.B.4 (Fencing) of the Stormwater Management Ordinance in regards to their land development plan. The property is located at 35 Barnhart Drive.

Brandon Guiher, KPI Technology, along with David Marks, property owner, represented this request. Mr. Guiher explained that a waiver was granted in 2009 for landscaping and bufferyard and they're making the same request now. They're also requesting a waiver of the fencing requirements around the stormwater basin. Planner Heiland asked if there are two separate requests and Mr. Guiher said they were both included on one letter but they are separate, one from the Subdivision and Land Development Ordinance and one from the Stormwater Management Ordinance. Mr. Guiher believes the bufferyard requirements refer to residential area and all the proposed improvements are taking place on the other side of the property, away from the residential zone. The residential zone is across the street in Heidelberg Township, but the improvements won't be facing that direction.

Engineer Bortner said the fence request is for an existing stormwater basin. The Stormwater Management Ordinance was updated in 2011 and now requires a fence. He said the pond has remained the same since the property was first developed. Nothing in the Industrial Park has a fence because there haven't been any changes since 2011. Planner Heiland asked if the proposed improvement would affect the pond. Engineer Bortner said the pond was built for the entire property so these improvements wouldn't affect it. The required volume control studies were completed and the pond is adequate. Planner Heiland asked if the waiver refers to the Gitts Run Road side of the property and it does.

Planner Heiland asked what the adjoining lot is. Mr. Marks said it's an eyesore owned by Kinsley Construction. He believes it's used as a construction jobsite and has been for twenty years. Mr. Marks said he repeatedly calls Kinsley to get it mowed and have the thistles taken care of. He said it makes a mess of his lot, which is kept in pristine condition. He said Kinsley is a great company but this property makes a mess.

Planners Black/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on the request for a waiver to Section 605 (Landscaping and Bufferyards). Motion carried on a 5-0 vote.

Planners Black/Senatore moved for an unfavorable recommendation to the Penn Township Board of Commissioners on the request for a waiver to Section 306.B.4. Motion carried on a 5-0 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.

**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.

**SL18-06 – LEGACY BUILDING EXPANSION, Legacy 92, LLC, 300 Fame Avenue, Hanover, PA 17331. A land development plan submitted in order to construct a building addition. The property is located at 300 Fame Avenue in the Industrial zone.** There was no action taken on this plan.

**SL18-09 – STONEWICKE-PHASE I, Stonewicke LP, 107 Little Bridge Road, Hanover, PA 17331. A final subdivision submitted in order to create fifty-four (54) single-family residential building lots. The property is located between Clover Lane and Grandview Road in the R-15 & S/C zones.**

Kris Raubenstine, Hanover Land Services, represented this plan. Mr. Raubenstine said the Penn Township Staff and York County Planning Commission comments have been addressed. The improvement bond has been posted, the recreation fees paid and the Operation and Maintenance Agreement was submitted. He explained the southern end is mostly constructed and the roads and utilities are ready. Planner Heiland asked how many lots are in phase one and Mr. Raubenstine said fifty-four.

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

**SL18-10 – MARKS AUTO BODY – PARKING LOT EXPANSION, David Marks, 35 Barnhart Drive, Hanover, PA 17331. A land development plan submitted in order**

**to construct a parking lot expansion. The property is located at 35 Barnhart Drive in the Industrial Zone.**

Brandon Guiher, KPI Technology, represented this plan. Mr. Guiher said they've responded to Penn Township Staff and York County Planning Commission comments. They provided modeling for the stormwater basin and took care of some required paperwork. Planner Mahan asked if the plan is ok and Engineer Bortner said his comments were addressed in the revised plan. The Board of Commissioners will vote on the waivers on August 20 and the waivers will then need to be addressed on the plan. Planner Heiland asked if the floodplain questions had been answered. Engineer Bortner stated the silt sock touches the floodplain but the Township Floodplain Administrator said that's acceptable. The limit of disturbance was show next to the silt sock rather than right on top of it.

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

**SL18-11 – 670 GITTS RUN ROAD L/D – Gerald Funke c/o GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A land development submitted in order to construct an addition. The property is located at 670 Gitts Run Road in the Industrial zone.** There was no action taken on this plan.

**SL18-12 – WOODSIDE AVENUE, Burkentine & Sons Builders, 1500 Baltimore Street, Hanover, PA 17331. A land development submitted in order to create a multi-family residential unit. The property is located at 221 Woodside Ave in the R-8 zone.**

Ted Decker, GHI, represented this plan. Mr. Decker explained that Burkentine & Sons Builders requested a special exception to place a multi-family dwelling on this lot and it was approved by the Zoning Hearing Board. It's a single lot on Woodside Avenue. The existing mobile home will be removed to construct four units. Burkentine & Sons Builders will own the property and rent it out. They've added the screening, required by the Zoning Hearing Board, to both sides of the property and they limited the driveways to two. Mr. Decker said the revised plans haven't been submitted yet but he wanted the Commission to be familiar with the project. They have submitted a waiver request to waive preliminary plan requirements because it's a small project with no new streets. They will be widening the street and improving curb and sidewalk. Mr. Decker said he's addressed all of the Township Engineer's comments except the improvement bond. A sewage planning module was submitted to WWTP Superintendent Mahone for review. The revised plan shows widening of the street. Planner Heiland asked if the rest of the Staff comments have been addressed. Zoning Officer Smith said he hasn't seen the revised plans yet. Planner Black asked if they are installing sidewalk and they are. Planner Gill asked how many parking spaces there are per unit. Mr. Decker said two per unit. The waiver request for the preliminary plan will be addressed next month.

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

Respectfully submitted,

Angela M. Hallett  
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
SEPTEMBER 6, 2018

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, September 6, 2018 at the Penn Township Municipal Building. Present were Planning members David Baker, Justin Heiland, Barbara Mahan, and Henry Senatore, along with Engineer Bortner, Zoning Officer Smith, and Recording Secretary Hallett. Planning members Clayton Black, Wendell Felix, and Kathy Gill were absent with notice.

The planners approved the August 2, 2018 Planning Commission minutes as submitted.

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

**ZHB18-14-LCL York Village Assoc., LP**, 199 Baldwin Road, Suite 140, Parsippany, NJ 07054-2397. Applicant is requesting a variance to Section 503.4.c (Additional conditions) and a special exception to Section 206.2 (Use Regulations) and Section 311 (Street Access) in order to construct a multi-family dwelling and lease office/apartment. The property is located at West Alvin Avenue & Mumma Avenue in the A/O zone.

Zoning Officer Smith explained that York Village is requesting two special exceptions and a variance. The variance is to extend approval of the special exceptions to two years. Once a special exception is approved by the Zoning Hearing Board, the applicant has one year to start building, York Village is asking for two years.

Dennis Reichel, HRG, represented this request. He explained the property is located along West Alvin Avenue and Mumma Avenue. It is approximately 4.6 acres and the applicant is proposing to build two eight-unit apartment buildings along with a leasing office/apartment. This is compatible with what's in the neighborhood, they are expanding an existing use. Mr. Reichel stated the same special exceptions were approved by the Zoning Hearing Board in December of 2009 and the Planning Commission recommended approval in June, 2011. Due to the economy, the improvements were not completed. In 2015 the Township did not grant an extension for the plan. These special exceptions are similar to what was approved previously. Planner Baker asked, if they approve the variance for two years, what is different this time that they will proceed. Mr. Reichel stated the developer is very interested in making this happen. Last time there were substantial economic and market conditions that prevented them from moving forward. Planner Heiland asked if they are proposing the same improvements as previously proposed in 2009 and 2011. Mr. Reichel said they proposed two eight-unit apartments previously. There are a couple of minor changes, such as a slightly smaller footprint, but the parking and layout are similar.

Planners Mahan/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB18-14 – LCL York Village Assoc., LP, requesting a variance to section 503.4.C (Additional Conditions) in order to construct a multi-family dwelling and lease office/apartment as it meets the requirements for a

variance as set forth in Section 502.3 a) thru f). They recommended a maximum of two years. Motion carried on a 4-0 vote.

Planners Senatore/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB18-14 – LCL York Village Assoc., LP, requesting a special exception to Section 206.2 (Use Regulations) and a special exception to Section 311 (Street Access) in order to construct a multi-family dwelling and lease office/apartment, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 4-0 vote.

The planners reviewed the following waiver request and made the following recommendation:

GHI Engineers and Surveyors, as a representative for the owners of the 221 Woodside Avenue land development plan are requesting a waiver to Section 303 (Submission of Plans) of the Penn Township Subdivision and Land Development Ordinance in order to proceed as a final land development plan. The property is located at 221 Woodside Avenue.

Scott Barnhart, Burkentine & Sons Builders represented this plan. Mr. Barnhart explained they are requesting a waiver of preliminary plan requirements because they're not doing any subdivision, this is only a land development plan. Engineer Bortner explained that the purpose of a preliminary plan is so the developer can start working while they work on getting an improvement bond. In this case the Public Works Committee has already recommended approval of the bond amount and the developer is prepared to get the bond.

Planners Senatore/Mahan moved for a favorable recommendation to the Penn Township Board of Commissioners on the request for a waiver to Section 303 (Submission of Plans). 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.

**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.

**SL18-11 – 670 GITTS RUN ROAD L/D – Gerald Funke c/o GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A land development submitted in order to construct an addition. The property is located at 670 Gitts Run Road in the Industrial zone.** There was no action taken on this plan.

**SL18-12 – WOODSIDE AVENUE, Burkentine & Sons Builders, 1500 Baltimore Street, Hanover, PA 17331. A land development submitted in order to create a multi-family residential unit. The property is located at 221 Woodside Ave in the R-8 zone.**

Scott Barnhart, Burkentine & Sons Builders, represented this plan. Mr. Barnhart stated that the Zoning Hearing Board approved a special exception to build a four-plex townhome in this location. They are putting a cypress bufferyard on both sides of the property and they will put in two shared driveways, per the Zoning Hearing Board approval. He pointed out that the driveways are on an angle because it's the only way to get twenty-five feet between them. Mr. Barnhart brought a check for the recreation fees this evening and will bring the improvement bond in next week. Planner Heiland asked if Staff comments have been addressed. Engineer Bortner stated that all the comments are being addressed through the process and will be taken care of before the Board of Commissioners consider approving the plan. Planner Heiland asked if Manager Rodger's comment regarding address numbers was taken care of. Zoning Officer Smith said they will use 221 Woodside Avenue, with unit numbers, and he already sent a letter to the post office.

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

**Public Comment on SL18-11 – 670 GITTS RUN ROAD L/D – Gerald Funke c/o GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331.**

David Wickham, 605 Gitts Run Road, was present to discuss the proposed development of 670 Gitts Run Road. He stated that he represents the seven neighboring properties, though not all of the home owners were able to attend the meeting. He shared concerns about the building affecting the ambiance of his pre-civil war certified home as well as the entire neighborhood. Mr. Wickham shared pictures from the neighborhood and detailed how an industrial building in that location would be damaging to the residents along Gitts Run Road. Planner Baker asked if lot four (605 Gitts Run Road) is zoned for industrial use. Engineer Bortner confirmed that it is and stated he can't address the zoning for Mr. Wickham's home because it's in Heidelberg Township. Mr. Wickham stated he and his wife purchased lot five in an effort to protect the neighborhood. After Mr. Wickham expressed all of his concerns Planner Baker advised him that the plan isn't being recommended for approval at this meeting and no

one was present to represent the plan. He suggested Mr. Wickham attend a meeting when the developer is present. Jim Miller, 641 Gitts Run Road, asked if he could see the land development plan for 670 Gitts Run Road and it was shown to him along with Mr. Wickham.

The meeting was adjourned at 7:51 p.m.

Respectfully submitted,

Angela M. Hallett  
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
OCTOBER 4, 2018

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, October 4, 2018 at the Penn Township Municipal Building. Present were Planning members David Baker, Justin Heiland, Barbara Mahan, Clayton Black and Kathy Gill, along with Engineer Bortner, Zoning Officer Smith, and Township Manager Rodgers. Planning member Wendell Felix was absent with notice.

The planners approved the September 6, 2018 Planning Commission minutes as submitted.

The planners received the following zoning appeal and made the following recommendations: None.

The planners reviewed the following waiver request and made the following recommendations:

On behalf of their client LCBC Church, RGS Associates, are requesting the following modifications to Section 404 (Environmental Impact Studies), 404 (Final Plan Requirements), 505.c, 505.k, 505.k (1) (Street Design) and 605 (Bufferyards) of the Penn Township Subdivision and Land Development Ordinance and Sections 303 (Volume Controls) and 303.L (Facility Dewatering) of the Stormwater Management Ordinance in regards to their land development plan.

Craig Smith, RGS Associates, and Jim Stuckey, director of design and construction for LCBC, represented this request. Mr. Smith reviewed all the waiver requests. He stated that the plan scale exceeds what is required by the ordinance. He stated that the plan calls for about foot of street widening and they would like that waived since it is a state road and it is such a minimal amount. They would like the sidewalk requirement waived there is no existing sidewalk along Broadway as it leads to a rural conservation area. They want a waiver of the curb around the parking lot to allow for the stormwater to flow to the intended area. Mr. Smith stated they want a waiver of the bufferyard along Broadway so that members are able to see the signage for the facility and to know where the facility is located. They will install buffer yards where it makes sense. Mr. Smith also reviewed the waiver requests for volume controls on the stormwater facility. They are requesting the waiver due to the possibility of sink holes in the area. They have designed their stormwater management plan to be compliant with their NPDES permitting requirements by following the detailed water quality analysis outlined in Flow Chart D of the PA DEP BMP Manual (Chapter 8, Page No. 40.). Mr. Smith also covered the request for a waiver to the dewatering requirements. He is requesting that the facility be allowed to dewater in less than twenty four hours to reduce the possibility of sink holes forming. Their cover letter for the plan also requested a waiver of the feasibility report on sewer and water facilities and environmental impact study. They are requesting the waivers since it is only a

parking lot expansion and the facilities already exist. They are waiting for their NPDES Permit and comments from Penn Dot on their occupancy permit.

Planners Black/Mahan moved for a favorable recommendation to the Penn Township Board of Commissioners on the modification request of the Subdivision and Land Development Ordinance Article IV, Section 405 Final Plan Scale to allow a 1"=30' plan. Motion carried on a 5-0 vote.

Planners Heiland/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on the modification request of the Subdivision and Land Development Ordinance Article V, Section 505.C., 505.K (1) existing road frontage and sidewalk, and Article Section 505.k curbs. Motion carried on a 4-1 vote with Planner Black casting the dissenting vote.

Planners Mahan/Heiland moved for a favorable recommendation to the Penn Township Board of Commissioners on the modification request of the Subdivision and Land Development Ordinance Article V, Section 605 Bufferyard along an arterial street. Motion carried 5-0.

Planners Mahan/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on the modification request of the Stormwater Management Ordinance Section 303 Volume Controls and Section 303.L Facility dewatering. Motion carried 5-0.

Planners Mahan/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on the modification request of the Subdivision and Land Development Ordinance Section 404 Environmental Studies and 605 Landscaping and Bufferyards. Motion carried on 5-0 vote.

Group Hanover, Inc. as a representative for Elsner's Engineering Works, Inc. is requesting waivers to Section 404 (Environmental Impact Studies) and 605 (Landscaping and Bufferyards) of the Penn Township Subdivision and Land Development Ordinance in regards to their land development plan. The property is located at 475 Fame Avenue.

Andy Brough, Conewago Enterprises, represented this request. He stated that there is no proposed construction in Penn Township on this plan. All construction is occurring in the Borough of Hanover.

Planners Mahan/Heiland moved for a favorable recommendation to the Penn Township Board of Commissioners on waiver request to the Subdivision and Land Development Ordinance Section 404 (Environmental Impact Studies) and 605 (Landscaping and Bufferyard). Motion carried on a 4-1 vote with Planner Black casting the dissenting vote. Planner Black felt that we should have the opinion of Hanover Borough prior to making a decision.

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.

**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.

**SL18-11 – 670 GITTS RUN ROAD L/D – Gerald Funke c/o GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A land development submitted in order to construct an addition. The property is located at 670 Gitts Run Road in the Industrial zone.**

There was no action taken on this plan.

**SL18-13 – LCBC-HANOVER, Lancaster County Bible Church, 2392 Mount Joy Road, Manheim, PA 17545. A land development submitted in order to construct a parking lot expansion. The property is located at 1504 Broadway in the S/C Zone.**

Craig Smith, RGS Associated and Jim Stuckey, director of design and construction, LCBC, represented the plan. The Commission reviewed the waiver requests and the applicants are awaiting comments from Penn Dot on their occupancy permit and NPDES permit.

Planners Black/Mahan moved for a favorable recommendation to the Penn Township Board of Commissioners for this plan conditional on their getting Penn Dot approval and a NPDES permit. Motion carried on a 5-0 vote.

**SL-18-14-LAND DEVELOPMENT PLAN FOR ELSNER ENGINEERING WORKS, INC. Gerald Funke c/o Group Hanover, Inc., 213 Carlisle Street, Hanover, PA 17331. A land development plan submitted in order to construct an addition. The property is located in Hanover Borough and Penn Township at 475 Fame Avenue in the Industrial Zone.**

Andy Brough, Conewago Enterprises, represented this plan. The Committee reviewed the waiver request and discussed that the construction is in Hanover Borough.

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

The meeting was adjourned at 7:57 p.m.

Respectfully submitted,

Kristina J. Rodgers  
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION DECEMBER 6, 2018

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, December 6, 2018 at the Penn Township Municipal Building. Present were Planning members David Baker, Justin Heiland, Kathy Gill, along with Engineer Bortner, Zoning Officer Smith, and Township Secretary McMaster. Planning members Wendell Felix, Barbara Mahan, and Clayton Black were absent with notice.

A quorum was not present.

The planners reviewed the following waiver requests and made the following recommendations:

GHI Engineers and Surveyor, as a representative for the owner of 670 Gitts Run Road is requesting waivers to Section 404 (Environmental Impact Studies) of the Subdivision and Land Development Ordinance and to Section 303 (Volume Controls) of the Stormwater Management Ordinance. This request is in regards to their land development plan.

K& W on behalf of South Western School District, is requesting waivers to Sections 402 (Preliminary Plan Requirements), 403 (Feasibility Report on Water and Sewer Facilities) and 404 (Environmental Impact Studies) of the Subdivision and Land Development Ordinance and to Section 303 (Volume Controls) of Stormwater Management Ordinance. This request is in regards to their land development plan for Emory H. Markle Intermediate School additions and renovations.

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.

**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.

**SL18-11 – 670 GITTS RUN ROAD L/D – Gerald Funke c/o GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A land development submitted in order to construct an addition. The property is located at 670 Gitts Run Road in the Industrial zone.** There was no action taken on this plan.

**SL18-13-LCBC-HANOVER, Lancaster County Bible Church, 2392 Mount Joy Road, Manheim, PA 17545. A land development submitted in order to construct a parking lot expansion. The property is located at 1504 Broadway in the S/C zone.** There was no action taken on this plan.

**SL18-15-MICHAEL & MARY KUHN SUBDIVISION, 20 Ruel Avenue, Hanover, PA 17331. An add-on subdivision submitted to adjoin existing lot. The property is located at 20 Ruel Avenue in the R-15 zone.** There was no action taken on this plan.

**SL18-16-BRADLEY S. & CHRISTY L HILL, 320 Black Rock Road, Hanover, PA 17331. A final subdivision submitted to create two (2) single family detached residential lots. The property is located at 320 Black Rock Road in the R-15 zone.** There was no action taken on this plan.

**SL18-17-THOMAS L & RHONDA L. ALLISON, 967 Ruel Avenue, Hanover, PA 17331. A final land development plan submitted in order to construct a storage building. The property is located at 967 Ruel Avenue in the HB zone.** There was no action taken on this plan.

**SL18-18-AMERICAN HOME CONTRACTORS, LLC, 420 Glenville Road, Hanover, PA 17331. A final subdivision plan submitted in order to create two (2) single family attached residential lots. The property is located at 792-794 Baltimore Street in the H/B zone.** There was no action taken on this plan.

Due to a lack of quorum, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Courtney L. McMaster  
Recording Secretary