

PENN TOWNSHIP PLANNING COMMISSION JANUARY 3, 2019

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, January 3, 2019 at the Penn Township Municipal Building. Present were Planning members David Baker, Justin Heiland, Kathy Gill, Clayton Black, Ronald Fanelli, and Joseph Klunk along with Engineer Bortner, Zoning Officer Smith, and Township Secretary McMaster. Planning member 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 Heiland/Klunk moved to nominate Clayton Black Vice-Chairman. Motion carried.

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

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

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

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.

Gerry Funke, GHI Engineers & Surveyors, represented this request. Mr. Funke believes that the environmental studies and volume controls are not necessary. Mr. Funke explained that the building is a spec building that will have up to four suites depending on how much square foot each occupant wants to take. Some of the area is in Heidlersburg Township which Engineer Bortner received a letter in regards to their requirements. Heidlersburg Township is requiring improvements along Gitts Run Road. Mr. Funke would like to skip over the whole process, and has justifications in his letter why they think that. Some justifications in the letter for Section 404 are that the building is intended for warehouse use, completely surrounded by area zoned for industrial use, not a historical building that will be impacted, and not going to disturb on the wetlands. Some justifications in the letter for Section 303 are that due to site conditions and poor infiltration testing, it is not feasible to meet the requirement.

Planners Black/Fanelli moved for a favorable recommendation to the Penn Township Board of Commissioners on Section 404 (Environmental Impact Studies) of the Subdivision and Land Development Ordinance. Motion carried on a 6-0 vote. Planners Black/Gill moved for an unfavorable recommendation to the Penn Township Board of Commissioners on Section 303 (Volume Controls) of the Stormwater

Management Ordinance. The motion carried with a 5-1 vote with Planner Klunk casting the dissenting vote.

K & W Designing Environments, 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.

Jeff Shyk, K & W Designing Environments, on behalf of South Western School District, represented this request. Mr. Shyk discussed Section 303, Volume Controls first. The improvements are reducing the impervious coverage on South Western School District property. He stated that based on ordinance requirements, the school district is being kicked into the volume control requirement. Mr. Shyk went on to talk about Section 402. The project will be constructed in one phase and combined as preliminary/final plan. He also discussed in regards to Section 403. He stated that they are trying to improve the quality of education and not increasing student enrollment or staff. Lastly, Mr. Shyk spoke about Section 404. He states that there a limited amount of impact on the site itself and the largest amount of disturbance is removing a building.

Planners Klunk/Fanelli moved for a favorable recommendation to the Penn Township Board of Commissioners on Section 402 (Preliminary Plan Requirements), Section 403 (Feasibility Report on Water and Sewer Facilities), and Section 404 (Environmental Impact Studies) of the Subdivision and Land Development Ordinance, and to Section 303 (Volume Controls) of Stormwater Management Ordinance. 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.

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.

Gerry Funke, GHI Engineers & Surveyors, represented this plan. Planner Baker had some questions in regards to the lighting around this property. Mr. Funke stated that the lights would be directed downward so they would not be in disturbance to residential. Residents from Penn Township were present in regards to this plan. Shawn Schuman, 680 Gitts Run Road, David Wickman, 605 Gitts Run Road, and Robin Baummer, 34 Industrial Drive all spoke in concerns to the plan. They all spoke about how this will impact them greatly. Most of the residents only know that land to be farming so that is why they are not on board with this plan. It was discussed that whomever owns this land in the future would have to meet Penn Township's requirements in regards to change. The Planning Commission stated that the land Mr. Funke wants to build on is an industrial zone which is meeting a requirement.

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

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.

Ted Decker, GHI Engineers & Surveyors, represented this plan. He stated that this plan would be an add-on subdivision submitted to adjoin an existing lot. In the end it would be two add-ons. This property is located at 20 Ruel Avenue.

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

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.

Ted Decker, GHI Engineers & Surveyors, represented this plan. This plan is to create two single family detached residential lots. This property is located at 320 Black Rock Road.

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

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.

Kris Raubenstein, Hanover Land Services, represented this plan. This plan is to construct a storage building to store materials. This property is located at 967 Ruel Avenue.

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

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.

SL18-19-EMORY H. MARKLE INTERMEDIATE SCHOOL, South Western School District c/o Nathan Osborne, 225 Bowman Road, Hanover, PA 17331. A final land development plan submitted in order to construct an addition and renovations. The property is located at 225 Bowman Road in the R-8 zone.

Mr. Shyk, K & W Designing Environments, on behalf of South Western School District, represented this plan. This plan is to construct an addition and renovations to the school.

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

The meeting was adjourned at 8:47 p.m.

Respectfully submitted,

Courtney L. McMaster
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION FEBRUARY 7, 2019

Vice Chairman Black called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, February 7, 2019 at the Penn Township Municipal Building. Present were Planning members Justin Heiland, Kathy Gill, Clayton Black, Barbara Mahan, Ronald Fanelli, and Joseph Klunk along with Engineer Bortner, Zoning Officer Smith, and Manager Rodgers. Planning member David Baker was absent with notice.

The planners approved the January 3, 2019 Planning Commission minutes as submitted.

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

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

Lenape Valley Engineering on behalf of P3Towers, LLC is requesting waivers to Section 402.n (Proposed contours), Section 402.s (Base mapping), 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 their land development plan. The property is located at 255 Blettner Avenue.

Kevin Strunk, P3Towers, LLC represented the request. Mr. Strunk reviewed the waiver requests. Mr. Strunk was told that the Public Works Committee made an unfavorable recommendation on the waiver for Section 402.n. Mr. Strunk stated he would withdraw that waiver request.

Planning Commission Members Klunk/Fanelli moved for a favorable recommendation to Lenape Valley Engineering requesting waivers to Section 402.s (Base mapping), Section 403 (Feasibility Report on Sewer and Water Facilities) and Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance. The motion carried 6-0.

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.

SL18-18-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.

SL18-19-EMORY H. MARKLE INTERMEDIATE SCHOOL, South Western School District c/o Nathan Osborne, 225 Bowman Road, Hanover, PA 17331. A final land development plan submitted in order to construct an addition and renovations. The property is located at 225 Bowman Road in the R-8 zone. There was no action taken on this plan.

SL18-20 – STONEWICKE V – Clover Lane Development, L.P., 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fourteen (14) single family detached residential lots. The property is located at 310 Clover Lane in the R-15 zone.

Robert Sharrah, Sharrah Design Group, represented the plan. This is the initial review by Planning Commission of this plan. Mr. Sharrah just received York County Planning Commission comments and staff comments for review. It was suggested that a temporary cul de sac be installed on Maple Lane.

Public Comments:

Dave Wickham, 605 Gitts Run Road had questions about the 670 Gitts Run Road Plan. The Planning Commission made a favorable recommendation on the plan at their January meeting. They also made an unfavorable recommendation on the stormwater waiver. Planning Commission member Klunk told Mr. Wickham that the Board of Commissioners would consider the stormwater waiver at their meeting on February 18, 2019. The Public Works Committee has reviewed the proposed stormwater plan. The citizens still had concerns about the plan and wanted to review again. They were told they could meet with the zoning officer to review plan.

The meeting was adjourned at 7:39 p.m.

Respectfully submitted,

Kristina J. Rodgers
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION MARCH 7, 2019

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, March 7, 2019 at the Penn Township Municipal Building. Present were Planning members Justin Heiland, Kathy Gill, Clayton Black, Ronald Fanelli, and Joseph Klunk along with Engineer Bortner, Zoning Officer Smith, and Manager Rodgers.

The planners approved the February 7, 2019 Planning Commission minutes as submitted.

The Penn Township Board of Commissioners received a request to rezone property at Gitts Run Road and Industrial Drive, consisting of five (5) parcels. The property is located in the Industrial zone and the request is to rezone the parcels to R-40,

Planners Klunk/Black moved that the recommendation of the rezoning request be moved to the April Planning Commission meeting at the request of David Wickham, the applicant of the request. The motion carried 6-0.

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

ZHB19-02 – Bealing Roofing & Exteriors, Inc. 62 Zachary Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.3a (Replacement) in order to operate a roofing and exterior business. The property is located at 440 Black Rock Road in the R-15 zone.

Andrew Bealing, Bealing Roofing & Exteriors, 62 Zachary Drive, represented this request. They are proposing to turn the existing car lot into an office for their roofing business. The business is currently being run from Mr. Bealing's home on Zachary Drive. This would provide a location for his employees to confer prior to the start of the work day. There would be no product kept on site. They currently have the materials delivered to the job site and would continue this practice. There would be an office person located at the site during regular hours but all the other employees would be at the job site after they mobilized in the morning. He noted that there are about thirty one cars parked on the property and that would be reduced to a maximum of seven during business hours. There are three business trucks that would be parked at the location. They feel this type of business would help improve traffic in the area. They are planning on replacing the roof and the façade. They will have a sign on the property. They want to grow the business.

Planners Black/Fanelli moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB19-02 Bealing Roofing and Exterior, Inc. requesting a special exception to Section 407.3 a (Replacement) in order to operate a

roofing and exterior business, as it meets the requirements for special exception as set forth in Section 503.3 a) thru e). Motion carried on a 6-0 vote.

ZH19-03-JLM Real Estate Investments, LLC, 950 East Main Street, P.O. Box 472, Schuylkill Haven, PA 179792. Applicant is requesting a variance to Section 207.2 (Use Regulations) and an interpretation to Section 207.2 and definitions in order to operate a retail tire/repair business. The property is located at 865 Baltimore Street in the S/C zone.

Paul Minnich, attorney and Ed Davis, JML Real Estate, represented this request. JML Real Estate has an agreement of sale to purchase the property located at 865 Baltimore Street, the former Adams County National Bank location. JLM Real Estate Investments would like to demolish the existing bank and construct a new facility on the property. They would then lease the property to Mavis tire store. Mavis sells and installs tires along with other ancillary services such as oil changes, state inspections and adjustments. The property is adjacent to Hanover Tire and Auto which provides similar services to Mavis. Attorney Minnich noted that the adjacent property would have probably needed a variance for their business and this is less intense than that business. JLM Real Estate Investments is requesting a variance to the use but also an interpretation of a retail business since they will be providing more than just the retail sale of tires. Mr. Davis noted that Mavis has over five hundred stores in the United States and are looking to expand their footprint in the Hanover Area. Mr. Davis reviewed the list of services provided by Mavis. He estimated that there would be between seven and eight employees about twenty five customers a day. The Planning Commission members had concerns about the services provided and the number of stores since the information Mr. Davis provided was slightly different than the Mavis website. Michael Cooper, owner of Hanover Tire and Auto, expressed concern about not being aware of the Planning Commission meeting. Zoning Officer Smith noted that adjacent property owners need to be contacted about the Zoning Hearing Board meeting but not the Planning Commission meeting. Mr. Cooper noted he received his notice for the zoning hearing board.

Planners Fanelli/Klunk moved for a favorable recommendation to the Penn Township Zoning Hearing Board on cast Z19-03 – JLM Real Estate Investments LLC requesting a variance to Section 207.2 (Use Regulations) and an interpretation to Section 207.2 and definitions in order to operate a retail tire/repair business located in the S/C zone, 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.

ZHB19-04 – Schindler Elevator Corporation, P.O. Box 1935, 20 Whippany Road, Morristown, NJ 07962. Applicant is requesting a variance to Section 209.2 and 209.3 (Use Regulations) in order to construct an addition for manufacturing and a separate commercial office. The property is located at 21 & 23 Industrial Drive in the Industrial zone.

David Tshudy, Pepper Hamilton, attorney, Kevin Noel, Schindler Elevator Corporation plant manager, Ted Decker, Group Hanover Inc., and Andy Feeser, Conewago Enterprise represented this request. Schindler Elevator Corporation owns 21 and 23 Industrial Drive. They are going to expand their manufacturing facility and construct an office on the 23 Industrial Drive property. The applicant purchased the property in 2012 and constructed a 150,000 square foot manufacturing facility. Twenty three Industrial Drive currently remains undeveloped as the applicant rents office space within several miles of the facility to support this location. The applicant is proposing to construct a 71,000 square foot addition to the existing building to expand manufacturing operations. This will add an additional thirty jobs. They also want to construct a 25,600 square foot office building on the undeveloped lot. They are proposing a covered walkway to connect the offices and the manufacturing facility. They will be consolidating all their office space into this facility. There will be about 86 office employees in the new building. The variance they are requesting is for the office use on 23 Industrial drive and a dimensional variance on both lots to construct the walkway that will encroach in both setbacks. The manufacturing addition meets the requirements of the ordinance. The applicant was asked if they considered reverse subdividing the property because they it would eliminate the need for a variance. They stated for financial purposes they wanted to keep the lots separate.

Planners Klunk/Gill moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB19 -04 – Schindler Elevator Corporation requesting a variance to Section 209.2 and 209.3 (Use Regulations in order to construct an addition for a manufacturing and a separate commercial office as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on 5-1 vote with Planner Black casting the dissenting vote.

ZHB19 – 05 – Sign of the Horse Brewery, 500 Sunset Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 303.1 (Off Street Parking) and a special exception to Section 208.2 (Use Regulations) & 201.2 (Uses Not Provided For) in order to operate a brewery/brew pub. The property is located at 979 York Street in the H/B zone.

Scott Strausbaugh, attorney, and Brad Wilson, 500 Sunset Avenue, Hanover, PA represented this request. The applicant is requesting a variance to allow for a brew pub that will seat twenty-five to thirty patrons. This would require twelve to fifteen off street parking spaces. There are two other businesses operating at this location. There are twenty parking spaces on the property. The business will operate on Wednesday and Thursday from 3-10, Friday 3-11, Saturday 12-11 and Sunday 12-6. There will be about two hours of overlap with the existing business regarding parking. They will be brewing the beer on site for sale at the facility along with some other retail locations. Mr. Wilson noted that he is working on a lease with Cooper Motors to rent ten parking spaces for the business. The building was built in 1945. There were some concerns expressed by the Planning Commission regarding sprinklers and safety issues. These will all be addressed during the commercial review process. The special exception

request is for the brewery since it is neither allowed nor denied by the ordinance.

Planners Fanelli/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on case ZHB19-05 – Sign of the Horse Brewery, Inc. requesting a variance to Section 303.1 (Off-Street Parking) and a special exception to Section 208.2 (Use Regulations) and 201.2 (Uses Not Provided For) in order to operate a brewery/ brew pub, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f) and the requirements for a Special Exception as set forth in Section 503.3 a) thru e) with the stipulation that a lease is secured for an additional ten parking spaces for the brewery. Motion carried on a 5-1 vote with Planner Klunk casting the dissenting vote.

ZHB19-06 – Brookside Heights LLC, 330 Dubbs Church Road, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) and to Section 640(c) (Single Family Attached Dwelling) in order to construct decks that encroach into the side setback requirements. The property is located in Brookside Heights Phase 3 & 4 in the R-8 zone.

Scott Barnhart, Burkentine and Sons, and Paul Minnich, attorney, represented this request. The request is for decks on thirty four homes in phases three and four of the Brookside Heights, LLC development. The request is for between two inches to almost seven feet. They stated a similar request was approved for phase one of the development. The Commission had concerns because they were told when the plan was approved that variances were not going to be needed for the decks.

Planners Klunk/Fanelli moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case ZHB 19-06 – Brookside Heights LLC requesting a variance to Section 202.3 (Area and Bulk) and to Section 640 (c) (Single Family Attached Dwelling) in order to construct decks that encroach into the side setback requirements as it does not meet the requirements of a variance as set forth in Section 502.3 a) thru f). Motion carried on a 6-0 vote.

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

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

P01-28 – HIGH POINTE @ ROJEN FARMS, Martin Hill, 4219 Hanover Pike, Manchester, 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.

SL18-18-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.

SL18-19-EMORY H. MARKLE INTERMEDIATE SCHOOL, South Western School District c/o Nathan Osborne, 225 Bowman Road, Hanover, PA 17331. A final land development plan submitted in order to construct an addition and renovations. The property is located at 225 Bowman Road in the R-8 zone. There was no action taken on this plan.

SL18-20 – STONEWICKE V – Clover Lane Development, L.P., 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fourteen (14) single family detached residential lots. The property is located at 310 Clover Lane in the R-15 zone. There was no action taken on this plan.

SL19-01 – P3 PT-1, LLC c/o Kevin Strunk, 2100 Quaker Pointe Drive, Quakertown, PA 18951. A land development submitted in order to construct a communication tower. The property is located at 255 Blettner Avenue in the Industrial Zone. There was no action taken on this plan.

SL-19-02 – Andrew Y. & Sharon Brough, Casi Brough Murren, Eric A. Brough, 6895 E. Moulstown Road, Hanover, PA 17331. A final subdivision plan submitted in order to create three (3) residential lots. The property is located at 6895 E. Moulstown Road which is located in Heidelberg Township and the R-40 zone in Penn Township. There was no action taken on this plan.

SL19-03 – ESAB – Solid Wire Waste Treatment Building, 1500 Karen Lane, Hanover, PA 17331. A land development submitted in order to construct a solid waste treatment building. The property is located at 1500 Karen Lane in the Industrial Zone.

Vincent Wayne, Buchart Horn, represented this plan. They are proposing a 4,480 square foot building. York County Planning Commission and Township comments have been received.

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

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Kristina J. Rodgers
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION APRIL 4, 2019

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, April 4, 2019 at the Penn Township Municipal Building. Present were Planning members David Baker, Ronald Fanelli, Kathy Gill, Justin Heiland, and Joseph Klunk along with Engineer Bortner, Zoning Officer Smith, Township Secretary Sweeney, and Manager Rodgers, Clayton Black was absent with notice.

The planners approved the March 7, 2019 Planning Commission minutes as submitted.

The Planners received a request to review and make a recommendation to the Board of Commissioners on the following rezoning appeal:

ZHB19-01-David Wickham, 605 Gitts Run Road, Hanover, Pa 17331. Applicant is requesting an amendment to the Penn Township Zoning Map in order to rezone property at Gitts Run Road and Industrial Drive consisting of Five (5) parcels. The property is located in the Industrial zone presently; the proposal is to rezone to the R-40 zone.

A letter was received from Mr. Wickham stating that he would like to withdrawal request. Letter was missing the two of the three involved parties' signatures. Joseph Klunk recommended moving forward until the missing signatures were received. Andy Brough, Gitts Run Rd., LLC, owner of one of the properties across the street to be reviewed, was not aware of Mr. Wickham's intent to withdrawal the request. Planner Baker inquired if Mr. Brough had any concerns. Mr. Brough stated that he is not part of the plans with Mr. Wickham.

Planners Fanelli/Gill moved for an un-favorable recommendation to the Penn Township Board of Commissioners on case ZHB19-01-David Wickham, 605 Gitts Run Road, Hanover, Pa 17331. Applicant is requesting an amendment to the Penn Township Zoning Map in order to rezone property at Gitts Run Road and Industrial Drive consisting of Five (5) parcels. The property is located in the Industrial zone presently; the proposal is to rezone to the R-40 zone. Motion carried on a 5-0 vote.

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

ZHB19-07-Maitland Investment Corporation, 117 Frederick Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 204.2 (Use Regulations) in order to expand existing parking lot, existing clubhouse and to construct a new pro shop. The property is located at 925 Westminster Avenue in the R-22 zone.

Paul Minnich, Attorney, Keith Good, CGA Contractors, and Kathryn Hoar, Maitland Investments, represented this request. They requested a favorable motion for the intent to expand parking, and clubhouse and build new pro-shop at existing golf course. Stating that the current neighbors are already aware they are residing by a golf course, Mr. Good, stated that two tracks of land would need to be purchased, one with an existing house, which would need to be torn down. Maitland Investment has an agreement of sale if the special exception is approved. Additional parking would be down along Westminster Avenue. Expansion of the club house is to expand and improve current banquet facilities and patio. A new pro-shop would be built at the end of the driving range. The applicant stated that a traffic study from PennDot is not required, as this would not change the current traffic flow. Planner Klunk inquired as to how many times the course been expanded, Ms. Hoar stated that the course had one expansion in the 1980s to add an additional nine holes. Planner Fanelli inquired how much parking there is now and how much will be added. Mr. Good stated currently 162 spaces, adding for a total of 321 spaces. Ms. Hoar stated they currently max out the parking approximately four to five times a year during peak season.

Planners Fanelli/Klunk moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB19-07-Maitland Investment Corporation, 117 Frederick Street, Hanover, PA 17331, requesting a special exception to Section 204.2 (Use Regulations) in order to expand existing parking lot, existing clubhouse and to construct a new pro shop, 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 and made recommendations on the following waiver requests:

GHI Engineers and Surveyors, as a representative of Schlinder Elevator Corporation, are requesting a waiver to Section 605 (Landscaping and Bufferyards) and to Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance in regards to their land development plan. The property is located at 17 & 23 Industrial Drive.

Gerry Funke, GHI, represented this request. They are requesting a waiver to Section 605, to plant trees along property line, and a waiver to Section 404 for Environmental Impact studies. Bill Rafferty, Schindler Elevator stated that the tree line will be similar to the existing trees on the existing property. Engineer Bortner made the clarification that the property is located at 21 & 23 Industrial Drive, not 17 & 23 Industrial Drive.

Planners Fanelli/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on request from GHI Engineers and Surveyors, for a waiver to Section 605 (Landscaping and Bufferyards) and to Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land

Development Ordinance in regards to their land development. The property is located at 21 & 23 Industrial Drive. Motion carried on a 5-0 vote.

The planners reviewed and made recommendations on the following pending subdivision/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.

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.

SL18-18-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.

Clark Craumer, Land Surveyor & Designer, represented this plan. Planner Heiland noted that the lot size had changed, Mr. Craumer resurveyed the property, the plans now show separate utilities to each lot.

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

SL18-19-EMORY H. MARKLE INTERMEDIATE SCHOOL, South Western School District c/o Nathan Osborne, 225 Bowman Road, Hanover, PA 17331. A final land development plan submitted in order to construct an addition and renovations. The property is located at 225 Bowman Road in the R-8 zone. There was no action taken on this plan.

SL18-20 – STONEWICKE V – Clover Lane Development, L.P., 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fourteen (14) single family detached residential lots. The property is located at 310 Clover Lane in the R-15 zone. There was no action taken on this plan.

SL19-01 – P3 PT-1, LLC c/o Kevin Strunk, 2100 Quaker Pointe Drive, Quakertown, PA 18951. A land development submitted in order to construct a communication tower. The property is located at 255 Blettner Avenue in the Industrial Zone.

Kevin Strunk, P3 Towers, submitted responses to staff comments, dated February 21, 2019, from Robert Smith, Penn Township Zoning Officer. Improvements were adjusted to meet setbacks from the internal property line.

Planners Fanelli/Klunk moved for a favorable recommendation to the Penn Township Board of Commissioners on case SL19-01 – P3 PT-1, LLC c/o Kevin Strunk, 2100 Quaker Pointe Drive, Quakertown, PA 18951. A land development submitted in order to construct a communication tower. Motion carried on a 5-0 vote.

SL-19-02 – Andrew Y. & Sharon Brough, Casi Brough Murren, Eric A. Brough, 6895 E. Moulstown Road, Hanover, PA 17331. A final subdivision plan submitted in order to create three (3) residential lots. The property is located at 6895 E. Moulstown Road which is located in Heidelberg Township and the R-40 zone in Penn Township.

Andy Brough, stated that the majority of the hundred acre farm is located in Heidelberg Township, with a small piece along Moulstown Road and Youngs Road located in Penn Township. See General Note 2. Lot #1 to rebuild in the area of the original farmhouse. Mr. Brough would like to preserve the property, and Heidelberg Township has approved his plans for subdivision however placed restrictions on future development.

Planners Fanelli/Heiland moved for a favorable recommendation to the Penn Township Board of Commissioners on case SL-19-02 – Andrew Y. & Sharon Brough, Casi Brough Murren, Eric A. Brough, 6895 E. Moulstown Road, Hanover, PA 17331. A final subdivision plan submitted in order to create three (3) residential lots. The property is located at 6895 E. Moulstown Road which is located in Heidelberg Township and the R-40 zone in Penn Township. Motion carried on a 5-0 vote.

SL19-03 – ESAB – Solid Wire Waste Treatment Building, 1500 Karen Lane, Hanover, PA 17331. A land development submitted in order to construct a solid waste treatment building. The property is located at 1500 Karen Lane in the Industrial Zone. There was no action taken on this plan.

SL 19-04-Schindler Elevator Corporation, 23 Industrial Drive, Hanover, PA 17331. A final land development submitted in order to construct an addition for manufacturing and a separate commercial office. The property is located at 17 & 23 Industrial Drive in the Industrial zone. There was no action taken on this plan.

Public Comments:

Mr. Brough requested advice from the Planners, stating that his plans for Gitts Run Road property presents a unique situation with the timing of the Board of Commissioners meeting scheduled for April 15, 2019. Approval has been received from Heidelberg Township. York County Conservation review was on March 18, 2019. His hopes is to have the project approval from the Penn Township Board of Commissioners prior to the re-zoning hearing at Heidelberg Township on May 1, 2019.

Mr. Brough asked what are the chances of having a conditional approval from the Board of Commissioners. Planner Klunk stated the probability would be unlikely due to two commissioners sitting on the Planning Board.

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

Respectfully submitted,

Donna M. Sweeney
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION MAY 2, 2019

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, May 2, 2019 at the Penn Township Municipal Building. Present were Planning members David Baker, Clayton Black, Ronald Fanelli, Kathy Gill, Justin Heiland, and Joseph Klunk along with Engineer Bortner, Zoning Officer Smith, Township Secretary Sweeney.

The April 4, 2019 Planning Commission minutes were approved as corrected.

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

ZHB19-08-John A. Freiert, 166 Windsor Court, Hanover, PA 17331. Applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to operate a rental for an Airbnb. The property is located in the R-15 zone.

Mr. John A. Freiert represented this case. Mr. Freiert owns a three bedroom home and is requesting a special exception to list one bedroom with full bath on Airbnb, and the entire house starting in the year 2020 and plans to have a property management firm in place by then. Zoning Officer Smith stated that Penn Township previously had a resident that listed with Airbnb and the Township sent a letter to the resident stating it was not a permitted use in the township, and the listing was then removed.

Zoning Officer Smith reached out to Hanover Borough and Conewago Township with no response, Gettysburg area has several listings. Oxford Township and Straban Township has an ordinance in place against listing on Airbnb. Penn Township has an ordinance permitting a residence for use as a Bed and Breakfast. The differences are Bed and Breakfasts have staff, annual fees and regulations, Airbnb does not have staff, no regulations and receive 10% of rental fees.

Zoning Officer Smith stated the Pocono area is having issues with investment companies coming in and purchasing homes and listing them on Airbnb. The Township started having problems and went in and sited them for using as a rental property in a residential single family use zone. The LLC Company took the case before the Zoning Board and the Board upheld the decision, LLC then appealed to the Supreme Court and the decision was upheld. If this is approved, basically approving use that has not been permitted in the Township. Penn Township has no regulations regarding rentals with Airbnb. Planner Black stated that this is essentially a substitute for a motel.

Mr. Freiert stated that there are many listings in the surrounding area of Hanover for single rooms and homes, so there is a need in the community. He will be there when room/home is being rented, if he is not, there is a woman who checks in on his cats that can check in on renters, his brother also lives next door. Mr. Freiert asked the board what is the difference from listing on Airbnb and renting out his home. Zoning Officer Smith responded that Airbnb is short term. There are long term rental homes in Hanover.

Zoning Officer Smith offered that conditions can be put in place if approved, such as fees, and annual inspections. Planner Heiland asked how this would become a use permitted in a single use family zone. Planner Black compared this to having a hair salon in the home, it permits the single family home for dual use.

Mr. Friert stated that there is plenty of off street parking. There is no HOA in the neighborhood, and neighbors in the cul-de-sac do not object. Zoning Officer Smith sent letters to neighbors, with no response.

Planners Black/Gill moved for a favorable recommendation because there is nothing in the code to the Penn Township Zoning Hearing board on case ZHB19-08 John A. Friert requesting a special exception to Section 322 (Uses Not Provided For) in order to operate a rental on Airbnb. Motion carried on a 4-2 vote with Commissioners Heiland and Klunk casting the dissenting votes.

ZHB19-09-Troy A. Thomason, 115 Little John Court, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to place an above ground pool that encroaches into the setbacks. The property is located in the R-8 zone.

Mr. Troy A. Thomason represented this case. Mr. Thomason is requesting a variance to Section 202.3 (Area and Bulk) in order to place an above ground pool that encroaches into the setbacks. The pool is 15x26 feet with solid walls. He would like to place pool in back of house along tree line. Neighbors have no objections to plans, as the majority already have existing pools.

Planners Fanelli/Gill moved for a favorable recommendation to the Penn Township Zoning Hearing board on case ZHB19-09 Troy A. Thomason requesting a variance to Section 202.3 (Area and Bulk). Motion carried on a 5-1 vote with Commissioner Heiland casting the dissenting vote.

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

GHI Engineers and Surveyors, as a representative of Schlinder Elevator Corporation, are requesting a waiver to Section 306.4 (Design Standards-Fencing) and to Section 303 (Volume Controls) of the Penn Township Stormwater Management Ordinance in regards to their land development. The property is located at 23 Industrial Drive.

Mr. Gerry Funke, GHI, represented this request. They are requesting a waiver to Section 306.4 (Design Standards-Fencing) and to Section 303 (Volume Controls) of the Penn Township Stormwater Management Ordinance.

Section 303 (Volume controls)-Mr. Funke stated that the basin has been in place since 2009 and takes up a large portion of the upper corner. Schindler built the building

in 2013. The addition that is currently planned, no change will be made to the basin except modification to the outlet structure and also filling a small portion of the pond that is lower than the outlet structure allowing the water to drain out. Fence is being required due to the Stormwater Ordinance, which was adopted in 2011. Zoning Officer Smith stated that Mark's Auto Body down the road had a Stormwater facility in place, and the Township required them to put a fence around it.

Section 303 (Volume controls)-Mr. Funke stated that the ground in the area does not perk well. They performed a perk test and did not do well, one passed, and planned to test two other areas but had standing water, had to do water quality instead of water infiltration. Planner Black asked if it can't handle increase in volume, how is addressing water quality address the increase of volume requirements. Engineer Bortner offered that the State gives developers an option for areas that don't perk or has Karst geology.

Planners Fanelli/Gill moved for an unfavorable recommendation to the Penn Township Board of Commissioners on request of a waiver to Section 306.4 (Design Standards-Fencing) of the Penn Township Stormwater Management Ordinance. Motion carried on a 6-0 vote.

Planners Fanelli/Gill moved for a favorable recommendation to the Penn Township Penn Township Board of Commissioners on a request of a waiver to Section 303 (Volume controls) of the Penn Township Stormwater Management Ordinance. Motion carried on a 4-2 vote with Planners Baker and Black casting the dissenting votes.

The planners reviewed and made recommendations on the following pending subdivision/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.

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.

SL18-13-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.

SL18-18-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.

SL18-20 – STONEWICKE V – Clover Lane Development, L.P., 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fourteen (14) single family detached residential lots. The property is located at 310 Clover Lane in the R-15 zone. There was no action taken on this plan.

SL 19-04-Schindler Elevator Corporation, 23 Industrial Drive, Hanover, PA 17331. A final land development submitted in order to construct an addition for manufacturing and a separate commercial office. The property is located at 17 & 23 Industrial Drive in the Industrial zone.

Mr. Gerry Funke, GHI represented this case. Comments have been received back from County. The land development plan has two parts, an addition to the existing manufacturing plant, and the second lot currently vacant which they are planning to put an office building to bring employees to one central location. Between buildings there will be a connecting walkway. Engineer Bortner, received comments addressing staff comments. The only thing outstanding is they will need to obtain a bond.

Planners Fanelli/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on a request of a land development submitted in order to construct an addition for manufacturing and a separate commercial office with the consideration that all comments have been addressed and accounting for the favorable recommendation of waiver to Section 303 (Volume controls) and an unfavorable recommendation to Section 306.4 (Design Standards-Fencing). Motion carried on a 6-0 vote.

SL19-05-MAVIS DISCOUNT TIRE, JLM Real Estate Investments, LLC, PO Box 472, Schuylkill Haven, PA 17972. A land development plan submitted to construct a tire sales and installation business. The property is located at 865 Baltimore Street in the S/C zone.

Mr. Ed Davis, JLM Real Estate, represented this plan. He stated that Penn Township staff comments have been received and addressed. Engineer Bortner stated that comments from York County Planning have not been received and they have thirty days to review.

Planners Klunk/Black recommended to wait for County comments before moving forward.

Public Comments: None.

The meeting was adjourned at 8:01p.m.

Respectfully submitted,
Donna M. Sweeney
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION June 6, 2019

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, June 6, 2019 at the Penn Township Municipal Building. Present were Planning Members David Baker, Clayton Black, Ronald Fanelli, Justin Heiland, and Joseph Klunk along with Engineer Bortner, Zoning Officer Smith, and Township Secretary Sweeney. Planner Kathy Gill was absent with notice.

The May 2, 2019 Planning Commission minutes were approved as submitted.

Zoning Officer Smith made an announcement that the next Penn Township Planning Meeting will be held on Wednesday, July 3, 2019, at 7:00pm due to the July 4th Holiday.

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

ZHB19-10-Billy J & Sadie Kress, 1020 Baltimore Street, Hanover, PA 17331. Applicant is requesting a variance to Section 625(f) (Minimum tract area shall be two (2) acres) and a special exception to Section 207.2 (Use Regulations) in order to construct mini-storage warehouses. The property is located at 1020 Baltimore Street in the S/C zone.

Mr. Matthew Guthrie, Barley Snyder, represented this case. Billy and Sadie Kress would like to construct a mini-storage warehouse. All requirements are met as set forth in the ordinance except for the 2 acre minimum lot requirement, as the lot size is 1.5566 acres. Kris Raubenstine, HLS, Engineer, added that there is no proposed addition to sewer and water. Mr. Kress stated there will be no office, this facility will be accessed electronically. Plans are in the initial stage. They have tried to develop the parcel of land several times and have been unable to do so, because they cannot fit a high occupancy entrance which limits the use of the property.

Planners Fanelli/Heiland moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-10 Billy J & Sadie Kress are requesting a variance to section 625(f) (Minimum tract area shall be (2) acres). Motion carried on a 4-1 vote with Planner Black casting the dissenting vote.

Planners Fanelli/Heiland moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-10 Billy J & Sadie Kress are requesting a special exception to Section 207.2 (Use Regulations), with the condition that the same restrictions be added as were to the neighboring storage unit facility. Motion carried on a 4-1 vote with Planner Black casting the dissenting vote.

ZHB19-11-Thomas & Hope Sanders, 183 Forry Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) and Section 300.9a (Utility Sheds) in order to construct a RV storage building and shed that encroaches into the side setbacks. The property is located at 183 Forry Avenue Rear in the R-8 zone.

David Forsythe, Hanover Building Systems represented this case. Mr. and Mrs. Sanders would like to construct a storage building behind the front of their house to store a 24 foot RV. They are requesting to scale the setback requirement of 12 ft. to 4 ft. to allow a turning distance for the RV to enter the storage building. Existing shed on property will be moved 20 feet forward, to the side, but remaining behind the rear footprint of house. Zoning Officer Smith stated the property is a non-conforming lot, they have the required square footage, but not the width. The committee expressed concern that the plan does not meet Zoning Ordinance 502.3 articles a through e.

Planners Black/Klunk moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-11-Thomas & Hope Sanders, requesting a variance to Section 202.3 (Area and Bulk) and Section 300.9a (Utility Sheds) in order to construct a RV storage building and shed that encroaches into the side setbacks. Motion carried on a 4-1 vote with Planner Baker casting the dissenting vote.

The planners reviewed and made recommendations on the following pending subdivision/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.

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.

SL18-13-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.

SL18-20 – STONEWICKE V – Clover Lane Development, L.P., 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fourteen (14) single family detached residential lots. The property is located at 310 Clover Lane in the R-15 zone. There was no action taken on this plan.

SL 19-04-Schindler Elevator Corporation, 23 Industrial Drive, Hanover, PA 17331. A final land development submitted in order to construct an addition for manufacturing and a separate commercial office. The property is located at 17 & 23 Industrial Drive in the Industrial zone. There was no action taken on this plan.

SL19-05-MAVIS DISCOUNT TIRE, JLM Real Estate Investments, LLC, PO Box 472, Schuylkill Haven, PA 17972. A land development plan submitted to construct a tire sales and installation business. The property is located at 865 Baltimore Street in the S/C zone.

Mr. Bob Sharrah, Sharrah Design Group, Inc., represented this case. The board reviewed the case at the May Planning Meeting, and was waiting for the York County Planning Commission comments, which have now been received and addressed.

Planners Black/Klunk moved for a favorable recommendation to the Penn Township Board of Commissioners on SL19-05 Mavis Discount Tire.

SL19-07-Markets at Hanover, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A land development plan and lot consolidation for market, brew pub and warehouse. The property is located at 1649 Broadway in the S/C zone. There was no action taken on this plan.

SL19-08-Mavis Tire, JLM Real Estate Investment, LLC, 950 East Main Street, PO Box 472, Schuylkill Haven, PA 17972. A land development plan submitted to construct a tire sales and installation business. The property is located at 1324 Carlisle Street with the bulk of the acreage being located in Conewago Township, Adams County and the site frontage in Penn Township in the H/B zone.

Mr. Bob Sharrah, Sharrah Design Group, Inc., represented this case. This is an existing vacant lot, in which the township line goes through the property, with the proposed building located in Conewago Township, and a portion of the parking lot in Penn Township. Mr. Sharrah attended a scoping meeting with PennDot, along with Township Manager Rodgers, Engineer Bortner, Zoning Officer Smith, and representatives from Conewago Township. The facility will have a right turn in, and a right turn out. There is an existing left turning lane at the traffic light that would permit a

left turn into the facility. Commissioner Heiland expressed concern about Penn Township being able to service the sewer, and questioned if the township has an agreement with Conewago Township. This information would have to be researched. Mr. Sharrah stated that Adams County Conservation will be responsible for the NPDES permit. Stormwater would flow to the rear of the building into Conewago Township. Mr. Sharrah stated that all of Penn Township requirements have been met in the plans.

Planners Klunk/Black recommended to wait to have comments and sewer questions addressed.

Public Comments: None.

The meeting was adjourned at 7:55p.m.

Respectfully submitted,
Donna M. Sweeney
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION JULY 3, 2019

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, July 3, 2019 at the Penn Township Municipal Building. Present were Planning Members David Baker, Clayton Black, Ronald Fanelli, Kathy Gill, Justin Heiland, and Joseph Klunk along with Engineer Bortner, Zoning Officer Smith, and Township Secretary Sweeney.

The June 6, 2019 Planning Commission minutes were approved as submitted.

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

ZHB19-12-Donald Eck Jr., 32 Allen Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct a deck that encroaches into the rear setbacks. The property is located at 32 Allen Drive in the R-15 zone.

Applicant was not in attendance.

ZHB19-13-Robin Speno, 27 Scenic Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to operate an AirBnB. The property is located at 27 Scenic Drive in the R-8 zone. **Applicant is requesting the case to be postponed until next month's meetings.**

ZHB19-14-Susan & Robert Danton, 1155 Pearl Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 300.3 (Fences and Walls) in order to erect a fence that exceeds the maximum height in the front yard. The property is located at 1155 Pearl Drive in the R-22 zone.

Susan and Robert Danton represented this case. They reside on a corner lot of Pearl Drive and Whispering Lane, which is considered to be two front yards. They would like to install a 5 foot vinyl fence to enclose the yard to contain their three dogs. They are willing to change the style of the fence if Commission wishes. Fence would start just before a door on the side rear of the house facing Pearl Drive, and be placed five feet from sidewalk along Whispering Lane. Engineer Bortner stated that the three foot height requirement is in place for visual site distance for traffic and the driveway if it was situated on Whispering Lane, which is not the case.

Planners Black/Klunk moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-14 Susan & Robert Danton requesting variance to Section 300.3 (Fences and Walls). Motion carried on a 4-2 vote with Planners Heiland and Gill casting the dissenting votes.

ZHB19-15-Stephen Shupe, 890 York Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration of Nonconformity Use) in order to construct an addition to back side of house. The property is located at 890 York Street in the H/B zone.

Stephen Shupe represented this case. House was built in 1928, and is currently 1,500 sq ft, with 3 bedrooms. Would like to remove current enclosed porch and deck that has no foundation and would like to add to the basement, first and second floors, adding a family room and additional bedroom to accommodate his family. Mr. Shupe contacted the DEP, which stated they do not have to be involved since the house is not located in the flood way. House is however located in the flood zone, and last year the basement flooded due to the heavy rains. With the addition they hope to correct and strengthen the current foundation.

Planners Black/Fanelli moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-15 Stephen Shupe requesting a special exception to Section 407.2 (Expansion and Alteration of Nonconformity Use). Motion carried on a 6-0 vote.

Review and make recommendations on waiver and exoneration requests:

GHI Engineers and Surveyors, as a representative of the Markets at Hanover, are requesting a waiver to Section 605 (Landscaping and Bufferyards) of the Penn Township Subdivision and Land Development Ordinance in regards to their land development plan. The property is located at 1649 Broadway.

No one was in attendance to represent request.

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

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 residential building lots. The property is located within the southeast intersection of Cooper Road and Westminster Ave in the R-22 zone.

There was no action taken on this plan.

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 and Bowman Road in the R-8 zone.

There was no action taken on this plan.

SL18-20-STONEWICKE V, Clover Lane Development, L.P., 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fourteen (14)

single family detached residential lots. The property is located at 310 Clover Lane in the R-15 zone.

There was no action taken on this plan.

SL19-04-SCHINDLER ELEVATOR CORPORATION, 23 Industrial Drive, Hanover, PA 17331. A final land development submitted in order to construct an addition for manufacturing and a separate commercial office. The property is located at 17 & 23 Industrial Drive in the Industrial zone.

There was no action taken on this plan.

SL19-07-Markets at Hanover, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A land development plan and lot consolidation for market, brew pub and warehouse. The property is located at 1649 Broadway in the S/C zone.

There was no action taken on this plan.

SL19-08-Mavis Tire-North Hanover, JLM Real Estate Investment, LLC, 950 East Main Street, PO Box 472, Schuylkill Haven, PA 17972. A land development plan submitted to construct a tire sales and installation business. The property is located at 1324 Carlisle Street with the bulk of the acreage being located in Conewago Township, Adams County and the site frontage in Penn Township in the H/B zone.

There was no action taken on this plan.

Public Comments: None.

The meeting was adjourned at 7:24 p.m.

Respectfully submitted,

Donna M. Sweeney
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION AUGUST 1, 2019

Co-Chairman Clayton Black called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, August 1, 2019 at the Penn Township Municipal Building. Present were Planning Members Ronald Fanelli, Kathy Gill, Justin Heiland, and Joseph Klunk along with Zoning Officer Smith, and Township Secretary Sweeney. Planning Chairman David Baker was absent with notice.

The July 3, 2019 Planning Commission minutes were approved as submitted.

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

ZHB19-13-Robin Speno, 27 Scenic Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to operate an AirBnB. The property is located at 27 Scenic Drive in the R-8 zone. **Applicant is requesting the case to be postponed until the October Meeting.**

ZHB19-16-Carter Lumber Company, 601 Tallmadge Road, Kent, OH 44240. Applicant is requesting a variance to Section 304.3 (Loading Space) in order to construct a loading dock in the front yard area. The property is located at 8 Barnhart Drive in the Industrial zone.

Mr. Gerald Funke, GHI Engineers and Surveyors, represented this case. Carter Lumber is requesting a variance to Section 304.3. The existing building has two dock doors on the east and west side and would like to expand the number of dock doors by four on the east side and two on the west side. This is a corner lot and would enable more efficiency for the product to flow one way, having trucks enter through Industrial Drive and exit onto Barnhart Drive. Mr. Funke noted that there are several other businesses within the Industrial Zone with loading docks in the front yard. Mr. Chuck Price, VP Carter Lumber, stated the facility will not have retail sales and will be utilized strictly for manufacturing, constructing doors and trim for contractors and customers.

Planners Fanelli/Klunk moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-16 Carter Lumber Company requesting variance to Section 304.3 (Loading Space). Motion carried on a 5-0 vote.

Review and make recommendations on waiver and exoneration requests:

GHI Engineers and Surveyors, as a representative of the Markets at Hanover, are requesting a waiver to Section 605 (Landscaping and Bufferyards) of the Penn Township Subdivision and Land Development Ordinance in regards to their land development plan. The property is located at 1649 Broadway.

Mr. Gerald Funke, GHI Engineers and Surveyors, represented this request. The concern is that the full streetscape bufferyard would obscure the view of the building and signage. Would like to reduce the number of trees and shrubs by one-half. Zoning Office Smith requested the lighting plan, Mr. Funke stated that the lighting plan has not changed and is marked on the original plan that has been submitted. Full bufferyard is in place at the rear of the building.

Planners Fanelli/Klunk moved for a favorable recommendation to reducing the required amount of trees by half, and keeping the required amount of shrubs, to the Penn Township Board of Commissioners on request from GHI Engineers and Surveyors requesting a waiver to Section 605 (Landscaping and Bufferyards) of the Penn Township Subdivision and Land Development Ordinance. The motion carried 5-0.

GHI Engineers and Surveyors, as a representative of Carter Lumber Company, are requesting a waiver to Section 605 (Landscaping and Bufferyards) and to Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance in regards to their land development plan. The property is located at 8 Barnhart Drive.

Mr. Gerald Funke, GHI Engineers and Surveyors represented this request. Mr Funke stated that the property is located in the Industrial Zone. Streetscape was not required as part of previously development on this site.

Planners Fanelli/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on request from GHI Engineers and Surveyors requesting a waiver to Section 605 (Landscaping and Bufferyards) and to Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance. The motion carried 4-1, with Commissioner Heiland casting the dissenting vote.

CHR Corporation is requesting waivers to Section 403 (Feasibility Report on Sewer and Water Facilities) and to Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance and a waiver to Stormwater Management Ordinance 728 in regards to their land development plan for Rutter's #52. The property is located at 1400 Baltimore Street.

Mr. Eric Thomas, of Rutter's, represented this request. He is requesting a waiver of the requirement to submit a Sewer & Water Feasibility Report due to the proposed two additions to current store is less than 800 sq. ft. and already serviced by public sewer and water. A request for a waiver to Section 404 of the requirement to submit an Environmental Impact Study, stating the proposed additions will not have a significant impact on any of the environmental impact features listed in the ordinance, and also a waiver to the Stormwater Management Ordinance, that the proposed building addition is in areas which are currently covered in asphalt pavement or concrete curb/sidewalk. Planner Black asked why he was requesting a waiver to the Stormwater Management

Ordinance, when he stated that there would be no disturbance. Mr. Thomas replied that he has not had a chance to speak with Engineer Bortner, and made the request in case it was necessary. Mr. Thomas stated that the canopy to the rear of the building (formally a bank drive thru) will be removed and will be covered in asphalt. Planner Gill questioned if the intersection would be widened on Baltimore Street, Commissioner Klunk responded that not that he is aware, but York County conducted a signal timing study that still in progress. Mr. Thomas stated the Proposed Addition is to add more sales floor and to add new fuel tanks, which will be regulated by the Department of Labor and Industry and the DEP. The current tanks will remain, and they plan to upgrade the pumps.

Planners Black/Fanelli moved for a favorable recommendation to the Penn Township Board of Commissioners on a waiver request to Sections 403 (Feasibly Report on Sewer and Water Facilities) and to Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance. Motion carried on a 5-0 vote.

Planners Black/Heiland moved for an unfavorable recommendation to the Penn Township Board of Commissioners on a waiver request to the Stormwater Management Ordinance 728. Motion carried on a 5-0 vote.

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

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 residential building lots. The property is located within the southeast intersection of Cooper Road and Westminster Ave in the R-22 zone.

There was no action taken on this plan.

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.

SL18-20-STONEWICKE V, Clover Lane Development, L.P., 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fourteen (14) single family detached residential lots. The property is located at 310 Clover Lane in the R-15 zone.

There was no action taken on this plan.

SL19-04-SCHINDLER ELEVATOR CORPORATION, 23 Industrial Drive, Hanover, PA 17331. A final land development plan submitted in order to construct an addition for

manufacturing and a separate commercial office. The property is located at 17 & 23 Industrial Drive in the Industrial zone.

There was no action taken on this plan.

SL19-07-Markets at Hanover, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A land development plan and lot consolidation for market, brew pub and warehouse. The property is located at 1649 Broadway in the S/C zone.

Mr. Gerald Funke, GHI Engineers and Surveyors represented this plan. Reviewed and submitted a second set of plans that addressed all staff comments. Parking area will be completed in a total of four consecutive phases. Mr. Funke stated that York County did not review the plans because no additions will be made to current building. The originally planned seating has been decreased by thirty six. Zoning Officer Smith asked if the proposed seating amount for the pub area was within the current sewer EDUs. Mr. Funke stated he was in contact with WWTP Superintendent Bill Mahone and still falls within 12 EDUs. Mr. Funke stated that there are two outstanding phases which are bonding, and NDPEs Permitting and review from Engineer Bortner for Stormwater. Ms. Liz Johnides, Hanover Markets, stated that the brew pub would be closed on Monday and Tuesdays, with extended hours Wednesday, Thursday, Friday and Saturday, and hours Sunday afternoon.

Planners Fanelli/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on the condition that all staff comments have been addressed. Motion carried unanimously.

SL19-08-Mavis Tire-North Hanover, JLM Real Estate Investment, LLC, 950 East Main Street, PO Box 472, Schuylkill Haven, PA 17972. A land development plan submitted to construct a tire sales and installation business. The property is located at 1324 Carlisle Street with the bulk of the acreage being located in Conewago Township, Adams County and the site frontage in Penn Township in the H/B zone.

There was no action taken on this plan.

SL19-09-High Pointe at Rojen-South-Phase S-1, Woodhaven Building & Development, Inc., 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan submitted in order to create twenty-nine (29) residential lots for single family detached homes. The property is located at 4600 Grandview Road in the R/C zone.

There was no action taken on this plan.

SL19-10-Carter Lumber Company, GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A land development plan submitted in order to construct a lumber company. The property is located at 8 Barnhart Drive in the Industrial zone.

There was no action taken on this plan.

SL19-11-Rutter's #52-Proposed Building Expansion, CHR Corp., 2295 Susquehanna Trail, Suite C, York, PA 17404. A land development plan submitted in order to construct a building addition. The property is located at 1400 Baltimore Street in the S/C zone.

There was no action taken on this plan.

SL19-12-Stonewick-Phase II, Stonewicke, LP, 107 Little Bridge Road, Hanover, PA 17331. A subdivision plan submitted to create forty-seven (47) residential lots for single family detached dwellings. The property is located between Clover Lane and Grandview Road in the R-15 and S/C zones.

There was no action taken on this plan.

Public Comments: None.

Mr. Gerald Funke, GHI Engineer and Surveyors asked the Planning Members if they had any additional questions for Mr. Chuck Price and Mr. Albeno Avanesyan representatives of Carter Lumber Company before they departed for Ohio. Mr. Price stated that Carter Lumber Company has 165 locations within 13 states. They are not a lumber yard, but a manufacturer of interior doors and trim. The outside storage area will be fenced and the storage area is for materials not for tractor trailers. Mr. Funke added that the stormwater area will be decreased and fenced in. The commission had no further questions at this time.

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

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION SEPTEMBER 5, 2019

Co-Chairman Clayton Black called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, September 5, 2019 at the Penn Township Municipal Building. Present were Planning Members Clayton Black, Ronald Fanelli, Kathy Gill, and Justin Heiland, along with Engineer Bortner Zoning Officer Smith, and Township Secretary Sweeney. Planning Chairman David Baker and Commissioner Klunk were absent with notice.

The August 1, 2019 Planning Commission minutes were approved as submitted.

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

ZHB19-17-David Long and Anna-Marie Carter, 820 Cooper Road, Hanover, PA 17331. Applicant is requesting a variance to Section 204.2 (Use Regulations) and a special exception to Section 623 (Livestock and Poultry Kept for Personal Use) in order to keep and maintain livestock on property. The property is located at 820 Cooper Road in the R-22 zone.

Zoning Officer Smith stated that the horse barn on the property was constructed in 1994, and the property was purchased in 2017. South Heights housing development is planned to be built along the south and west borders of the property.

Mr. David Long stated that when the property was purchased in 2017, it was presented as a horse farm. The property is 7 ½ acres, has a fence barrier and several other smaller fenced areas within; for the purpose of containing animals. The barn has three stalls, utilities, running water and is set back at least 200 feet from the property line. Commissioner Heiland inquired as to what type of animals they would like to acquire. Ms. Anna-Marie Carter stated that they currently have two dwarf goats, and apologized for not being aware of the zoning ordinance. Ms. Carter stated it is their hope to have no more than six goats, a horse and/or alpaca on the property, solely for hobby and would not consider ownership for business reasons.

Planners Fannelli/Gill moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-17 Mr. David Long and Ms. Anna-Marie Carter requesting a variance to Section 204.2 (Use Regulations). Motion carried on a 4-0 vote.

Planners Fannelli/Gill moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-17 Mr. David Long and Ms. Anna-Marie Carter requesting a variance to Section 623 (Livestock and Poultry Kept for Personal Use). Motion carried on a 4-0 vote.

ZHB19-18-Gary and Donna Stair, 1190 Pearl Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 300.9 a (Utility Sheds) in order to erect a shed in the front yard area. The property is located at 1190 Pearl Drive in the R-22 zone.

Mr. Gary Stair presented his case, he resides on a ½ acre lot on the corner of Pearl and Ripple Drive. The left side of the back yard has a high grade making it difficult for the shed placement. He is requesting to place the shed to the right of his property and 22 feet from the curb of Ripple Drive. Mr. Stair stated that according to the ordinance the shed must be even with the side of the house, which would put the placement in front of the deck step blocking the view from the deck of the tree line and animal life. Planner Fannelli asked Mr. Stair if he would consider moving the shed further away from the curb. Mr. Stair stated he could, but would prefer the variance to install the shed as submitted.

Planners Black/Heiland moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-18 Gary and Donna Stair requesting variance to Section 300.0 (Utility Sheds). Motion carried on a 3-1 vote with Planner Gill casting the dissenting vote.

Review and make recommendations on waiver and exoneration requests:
There were none.

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

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 residential building lots. The property is located within the southeast intersection of Cooper Road and Westminster Ave in the R-22 zone.
There was no action taken on this plan.

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.

SL18-20-STONEWICKE V, Clover Lane Development, L.P., 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fourteen (14) single family detached residential lots. The property is located at 310 Clover Lane in the R-15 zone.
There was no action taken on this plan.

SL19-04-SCHINDLER ELEVATOR CORPORATION, 23 Industrial Drive, Hanover, PA 17331. A final land development plan submitted in order to construct an addition for

manufacturing and a separate commercial office. The property is located at 17 & 23 Industrial Drive in the Industrial zone.

There was no action taken on this plan.

SL19-07-Markets at Hanover, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A land development plan and lot consolidation for market, brew pub and warehouse. The property is located at 1649 Broadway in the S/C zone.

There was no action taken on this plan.

SL19-08-Mavis Tire-North Hanover, JLM Real Estate Investment, LLC, 950 East Main Street, PO Box 472, Schuylkill Haven, PA 17972. A land development plan submitted to construct a tire sales and installation business. The property is located at 1324 Carlisle Street with the bulk of the acreage being located in Conewago Township, Adams County and the site frontage in Penn Township in the H/B zone.

Mr. Robert Sharrah, Sharrah Design Group, Inc., represented this plan. Mr. Sharrah stated that the building is located in Conewago Township, with the parking lot and landscaping located in Penn Township. Conewago Township has made a favorable recommendation of the plan to their Board of Supervisors. The current plan is to install a temporary holding tank for the sewer, with the flow of less than 200 gallons a day, with the hopes of an agreement between Conewago Township and Penn Township to hook up to public sewer within Penn Township.

Planners Black/Heiland moved for a favorable recommendation with the condition that all York County and staff comments have been addressed to the Penn Township Board of Commissioners on SL19-08-Mavis Discount Tire North Hanover. Motion carried on a 4-0 vote.

SL19-09-High Pointe at Rojen-South-Phase S-1, Woodhaven Building & Development, Inc., 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan submitted in order to create twenty-nine (29) residential lots for single family detached homes. The property is located at 4600 Grandview Road in the R/C zone.

Mr. Robert Sharrah, Sharrah Design Group, Inc., represented this plan. Engineer Bortner stated that all York County and staff comments have been addressed and the bond is up for approval.

Planners Black/Heiland moved for a favorable recommendation to the Penn Township Board of Commissioners on SL19-09-High Pointe at Rojen-South-Phase S-1. Motion carried on a 4-0 vote.

SL19-10-Carter Lumber Company, GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A land development plan submitted in order to construct a lumber company. The property is located at 8 Barnhart Drive in the Industrial zone.

Mr. Gerald Funke, GHI Engineers and Surveyors, represented this plan. York County and staff comments have been received and addressed. Carter Lumber Company did make a change to increase the black-topped area covering a currently stoned area for the purpose to store vehicles overnight within the fenced area. Plan is awaiting the bond, NPDES Permit and O&M.

Planners Fannelli/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on SL19-10-Carter Lumber Company. Motion carried on a 4-0 vote.

SL19-11-Rutter's #52-Proposed Building Expansion, CHR Corp., 2295 Susquehanna Trail, Suite C, York, PA 17404. A land development plan submitted in order to construct a building addition. The property is located at 1400 Baltimore Street in the S/C zone.

Mr. Eric Thomas, of Rutter's, represented this plan. Mr. Thomas stated York County and staff comments have been received and addressed.

Planners Black/Heiland moved for a favorable recommendation to the Penn Township Board of Commissioners on SL19-11-Rutter's #52-Proposed Building Expansion. Motion carried on a 4-0 vote.

SL19-12-Stonewick-Phase II, Stonewicke, LP, 107 Little Bridge Road, Hanover, PA 17331. A subdivision plan submitted to create forty-seven (47) residential lots for single family detached dwellings. The property is located between Clover Lane and Grandview Road in the R-15 and S/C zones.

Mr. Kris Raubentine, Hanover Land Services, represented this plan. Mr. Raubentine stated this plan is for 47 lots located within the middle of the property. York County and staff comments have been received and addressed. Engineer Bortner stated that the goal is to have all the paving completed this season. Planner Fannelli asked how many lots are in the entire development, Mr. Raubentine stated that the total will be 133 lots, with 130 with structures.

Planners Fannelli/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on SL19-12-Stonewick-Phase II. Motion carried on a 4-0 vote.

SL19-13-Brookside Heights Phase IV, Brookside LLC 1454 Baltimore Street Hanover Pa.17331. A final subdivision plan submitted in order to create (78) residential lots for single family attached and multifamily dwellings. The property is located off South Center Street and Overlook Drive in the R-8 zone.

There was no action taken on this plan.

SL19-14-Gitts Run Road LLC, 4062 York Road, New Oxford, PA 17350. A final subdivision plat submitted for a lot addition. The property is located on Gitts Run Road and Industrial Drive in the Industrial zone.

Mr. Robert Sharrah, Sharrah Design Group, Inc., represented this case. York County Comments have not been received, he will appear before the committee at next month's meeting.

SL19-15-South Hills Golf Course, Maitland Investment, 630 Westminster Avenue, Hanover, PA 17331. A reverse subdivision and land development plan submitted to construct club house and pro shop and expand parking area. The property is located at 925 Westminster Avenue in the R-22 zone.

There was no action taken on this plan.

Public Comments: None.

The meeting was adjourned at 7:58 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION OCTOBER 3, 2019

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, October 3, 2019 at the Penn Township Municipal Building. Present were Planning Members David Baker, Ronald Fanelli, Kathy Gill, and Justin Heiland, along with Engineer Bortner, Zoning Officer Smith, and Township Secretary Sweeney. Planners Clayton Black and Joseph Klunk were absent with notice.

The September 5, 2019 Planning Commission minutes were approved as corrected.

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

ZHB19-13-Robin Speno, 27 Scenic Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to operate an Airbnb. The property is located at 27 Scenic Drive in the R-8 zone. **Applicant requested carried over from July meeting.**

Ms. Speno represented this case. Ms. Speno owns a three bedroom two and a half bath duplex and is requesting a special exception in order to operate an Airbnb. Ms. Speno will not be on the premise, however will be in the area. She is pet friendly, with a fenced in yard. Parking is in the driveway. Ms. Speno stated that she currently leases out two of the bedrooms mostly used by people traveling for business or family functions. Zoning Officer Smith pointed out that the last request for an Airbnb was approved with a condition of meeting all the same stipulations as a bed and breakfast, which states a detached dwelling. Planner Fanelli has a concern that this is a duplex, and the neighbor may not approve of this use. Planner Fanelli also stated that he is uncomfortable with approving such use due to no ordinance in place to address this type of usage. Zoning Officer Smith stated that they are currently working on updating the zoning ordinance, and will be addressed in the new ordinance within a year or two.

Planners Fanelli/Gill moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-13 Robin Speno for a special exception to Section 322 (Uses Not Provided For) in order to operate an Airbnb. Motion carried on a 3-1 vote, with Planner Baker casting the dissenting vote.

ZHB19-19-Stephen Shupe, 890 York Street, Hanover, PA 17331. Applicant is requesting a variance to Section 208.3 (Area and Bulk) in order to extend an existing accessory building that encroached into the setbacks. The property is located at 890 York Street in the H/B zone.

Mr. Stephen Shupe and Ms. Christie Hunter represented this case. Mr. Shupe stated they wish to replace an existing shed that runs along the back of the garage. The

current shed is wood, and with the water/flooding issues in the area the shed is falling apart. He would like to replace with a concrete footer, and increase the size of the accessory building to 7.5' X 28' to house all of his tools and equipment. The future intent to replace the roof of the garage and extend over the accessory building. Mr. Shupe added that with this improvement it would make the property more appealing from the road.

Planners Fanelli/Gill moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-19 Stephen Shupe, requesting a variance to Section 208.3 (Area and Bulk) in order to extend an existing accessory building that encroaches into the setbacks. Motion carried on a 4-0 vote.

ZHB19-20-Troy A. Thomason, 115 Little John Court, Hanover, PA 17331. Applicant is requesting a variance to Section 300.7 (Decks) to construct a deck in side yard and encroaches into setback. The property is located at 115 Little John Court in the R-15 zone.

Mr. Troy Thomason represented this case. He asking for a variance to build a 10'x26' deck around an existing above ground pool, leaving about 8' from the back of the deck to the property line. Mr. Thomason stated he installed a 6' privacy fence about a month ago. Zoning Officer Smith added that there is another neighbor close to Mr. Thomason with the same set up. Mr. Thomason stated that the deck was already installed with a misunderstanding of the variance.

Planners Fanelli/Gill moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-20 Troy A. Thomason, requesting a variance to Section 300.7 (Decks) to construct a deck in side yard and encroaches into setback. Motion carried on a 3-1, with Planner Heiland casting the dissenting vote.

ZHB19-21-Avery Sollenberger, 309 Primrose Lane, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to place a single wide and garage that encroaches into side setbacks. The property is located at 607 Baltimore Street in the R-15 zone.

Mr. Avery Sollenberger represented this case. He is requested a variance in order to place a single wide home and garage on the property and would like to have the placement perpendicular with the road. This would place the residence within 2' of the property line, and the garage within 1'. The residence would back up to the cemetery, which is outlined with a fence.

Planners Fanelli/Heiland moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-21-Avery Sollenberger requesting a variance to Section 203.3 (Area and Bulk) in order to place a single wide and garage that encroaches into side setbacks. Motion carried on a 4-0 vote.

ZHB19-22-Deborah L. Clawson, 2 Nace Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to operate a Therapeutic Massage Wellness Center. The property is located at 1319 Baltimore Street in the S/C zone.

Ms. Deborah Clawson represented this case. Ms. Clawson is requesting to open a wellness business, including therapeutic massage. This would be the only business of its type within the township. Her business hours will be based upon her children's schedules anywhere from 7:20 a.m. and the latest being 7 p.m. Her clientele is known to her and the business would not be open to walk-in services. She currently operates a private office in her West Manheim home.

Planners Fanelli/Gill moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-22-Deborah L. Clawson requesting a special exception to Section 322 (Uses Not Provided For) in order to operate a Therapeutic Massage Wellness Center. Motion carried on a 4-0 vote.

ZHB19-23-Tammy Hinrichs, 2208 Grandview Road, Hanover, PA 17331. Applicant is requesting a variance to Section 203.2 (Use Regulations) in order to operate an antique shop out of her garage. The property is located at 2208 Grandview Road in the R-15 zone.

Ms. Tammy Hinrichs represented this case. Ms. Hinrichs currently operates an antique and collectable business online. She is requesting a variance to operate an antique shop out of her detached two car garage. She will be using the garage mostly for storage and pickup, and would like to hold four annual special sales out of the garage. The Planners expressed concern with parking, and Ms. Hinrichs stated that there is parking in the driveway. Zoning Officer Smith recommended a turnaround for vehicles, Ms. Hinrichs stated that they can turn around in the grass out front of the house. Ms. Hinrichs stated that her neighbors are aware and okay with her plans.

Planners Fanelli/Gill moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-23-Tammy Hinrichs requesting a variance to Section 203.2 (Use Regulations) in order to operate an antique shop out of her garage. Motion carried on a 3-1 vote, with Planner Heiland casting the dissenting vote.

Review and make recommendations on waiver and exoneration requests:
There were none.

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

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 residential building lots. The property is located within the southeast intersection of Cooper Road and Westminster Ave in the R-22 zone.

There was no action taken on this plan.

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.

SL18-20-STONEWICKE V, Clover Lane Development, L.P., 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fourteen (14) single family detached residential lots. The property is located at 310 Clover Lane in the R-15 zone. **There was no action taken on this plan.**

SL19-07-Markets at Hanover, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A land development plan and lot consolidation for market, brew pub and warehouse. The property is located at 1649 Broadway in the S/C zone.

There was no action taken on this plan.

SL19-08-Mavis Tire-North Hanover, JLM Real Estate Investment, LLC, 950 East Main Street, PO Box 472, Schuylkill Haven, PA 17972. A land development plan submitted to construct a tire sales and installation business. The property is located at 1324 Carlisle Street with the bulk of the acreage being located in Conewago Township, Adams County and the site frontage in Penn Township in the H/B zone.

There was no action taken on this plan.

SL19-09-High Pointe at Rojen-South-Phase S-1, Woodhaven Building & Development, Inc., 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan submitted in order to create twenty-nine (29) residential lots for single family detached homes. The property is located at 4600 Grandview Road in the R/C zone.

There was no action taken on this plan.

SL19-10-Carter Lumber Company, GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A land development plan submitted in order to construct a lumber company. The property is located at 8 Barnhart Drive in the Industrial zone.

There was no action taken on this plan.

SL19-13-Brookside Heights Phase IV, Brookside LLC 1454 Baltimore Street Hanover Pa.17331. A final subdivision plan submitted in order to create (78) residential lots for single family attached and multifamily dwellings. The property is located off South Center Street and Overlook Drive in the R-8 zone.

There was no action taken on this plan.

SL19-14-Gitts Run Road LLC, 4062 York Road, New Oxford, PA 17350. A final subdivision plat submitted for a lot addition. The property is located on Gitts Run Road and Industrial Drive in the Industrial zone.

Mr. Robert Sharrah, Sharrah Design Group, Inc., represented this case. With all York County and staff comments addressed, the committee had no further questions regarding this plan for Mr. Sharrah.

Planners Fanelli/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on SL19-14 Gitts Run Road, LLC, subdivision plat for a lot addition. Motion carried on a 4-0 vote.

SL19-15-South Hills Golf Course, Maitland Investment, 630 Westminster Avenue, Hanover, PA 17331. A reverse subdivision and land development plan submitted to construct club house and pro shop and expand parking area. The property is located at 925 Westminster Avenue in the R-22 zone.

There was no action taken on this plan.

SL19-16-Ronald L. Carter, 416 Glenville Road, Hanover, PA 17331. A final subdivision plan submitted for a two lot subdivision. The property is located at 500/502 South Franklin Street in the R-15 zone.

Mr. Ronald L. Carter represented this case. Mr. Carter presented the committee with updated building plans. 99% of the property is located in Hanover Borough, along with the entire building. With all York County and staff comments addressed, the committee had no further questions for Mr. Carter.

Planners Fanelli/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on SL19-16 Ronald L Carter for a subdivision plan for a two lot subdivision.

Public Comments: None.

The meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Donna M. Sweeney,
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION NOVEMBER 7, 2019

Vice-Chairman Clayton Black called to order a meeting of the Penn Township Planning Commission at 7:03 p.m. on Thursday, November 7, 2019 at the Penn Township Municipal Building. Present were Planning Members Clayton Black, Ronald Fanelli, Kathy Gill, Chad Yiengst, Justin Heiland and Wendell Felix, along with Engineer Bortner, Zoning Officer Smith, and Township Secretary Sweeney. Planner David Baker was absent.

The October 3, 2019 Planning Commission minutes were approved as submitted.

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

ZHB19-24-American Home Contractors LLC, Ronald Carter, 416 Glenville Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to operate an Airbnb. The property is located at 792/794 Baltimore Street in the H/B zone.

Zoning Officer Smith stated that this is a duplex and both units would be considered an Airbnb. Commissioner Heiland added that being a duplex this case falls outside the actual Bed and Breakfast rules, and there is no current use covering Airbnbs.

Mr. Ronald Carter represented this case, he stated that for the past thirteen years that he has owned this property, he has rented it out. The reason he is requesting for a special exception for the Airbnb is that he was contacted by a third party that locates temporary housing for local business professionals in the area. Planner Felix questioned how much parking is available, and Mr. Carter replied there are two parking spaces in the rear of the building for each duplex. Planner Fanelli pointed out an article that Cherry Hill, NJ recently passed an ordinance banning Airbnb's, and the Philadelphia Enquirer on Sunday had an article that Airbnb is changing their rules due to so called "party houses", and recent shootings. Planner Fanelli asked Mr. Carter if he has notified the neighbors of his intentions, and he stated that he has spoken with the neighbor to the left, they seem okay with the plan, but has not been able to contact the neighbor on the right. Mr. Carter added that he is within a fifteen minute drive from the property, and does not want to allow for pets. Planner Fanelli questioned Mr. Carter about current construction on the property, and Mr. Carter explained that he is having the utilities separated. The property currently has one sewer line, and is putting in a second line. Planner Heiland questioned if he was currently listing on Airbnb, and Mr. Carter stated that no, he has not, and that he is waiting for approval. Planner Black questioned the amount of bedrooms in each unit. Mr. Carter stated that each unit has three bedrooms, with two and a half baths. Planner Black is concerned that there is only enough parking for two guests per unit. Mr. Carter stated that there is additional legal parking within a block and Planner Black stated that he understands that however

he does not believe that is adequate and it is not the township's responsibility to provide parking. Planner Black also stated that right now Mr. Carter is planning to rent to professionals, but who is to say down the road that will change. Engineer Bortner added that he has stayed at Airbnbs and they have appeared to be a residential property, and has concerns about adding parking for every person staying there, he does not want it to appear to be a hotel or a boarding house. Planner Black expressed concern that there are currently no rules pertaining to Airbnbs in the Township.

Planners Fanelli/Gill moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-24 American Home Contractors LLC, Ronald Carter for a special exception to Section 322 (Uses Not Provided For) in order to operate an Airbnb. Motion carried on a 5-1 vote, with Planner Yiengst casting the dissenting vote.

Review and make recommendations on waiver and exoneration requests:
There were none.

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

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 residential building lots. The property is located within the southeast intersection of Cooper Road and Westminster Ave in the R-22 zone.
There was no action taken on this plan.

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.

SL18-20-STONEWICKE V, Clover Lane Development, L.P., 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fourteen (14) single family detached residential lots. The property is located at 310 Clover Lane in the R-15 zone. **There was no action taken on this plan.**

SL19-07-Markets at Hanover, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A land development plan and lot consolidation for market, brew pub and warehouse. The property is located at 1649 Broadway in the S/C zone.
There was no action taken on this plan.

SL19-08-Mavis Tire-North Hanover, JLM Real Estate Investment, LLC, 950 East Main Street, PO Box 472, Schuylkill Haven, PA 17972. A land development plan submitted to

construct a tire sales and installation business. The property is located at 1324 Carlisle Street with the bulk of the acreage being located in Conewago Township, Adams County and the site frontage in Penn Township in the H/B zone.

There was no action taken on this plan.

SL19-10-Carter Lumber Company, GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A land development plan submitted in order to construct a lumber company. The property is located at 8 Barnhart Drive in the Industrial zone.

There was no action taken on this plan.

SL19-13-Brookside Heights Phase IV, Brookside LLC 1454 Baltimore Street Hanover Pa.17331. A final subdivision plan submitted in order to create (78) residential lots for single family attached and multifamily dwellings. The property is located off South Center Street and Overlook Drive in the R-8 zone.

Mr. Ted Decker, GHI represented this case. Phase IV is the last section of Brookside Heights on nine acres of land, the plan consists of 54 townhouses and 1-24 unit condo section. York County Planning Commission and Staff comments have been received, and they are awaiting a bond amount. Engineer Bortner stated that before final plans can be approved the township would need to receive the bond.

Mr. Decker has requested an extension for the plan, and will be in attendance for next month's meeting.

SL19-15-South Hills Golf Course, Maitland Investment, 630 Westminster Avenue, Hanover, PA 17331. A reverse subdivision and land development plan submitted to construct club house and pro shop and expand parking area. The property is located at 925 Westminster Avenue in the R-22 zone.

There was no action taken on this plan.

Public Comments: None.

The meeting was adjourned at 7:46 p.m.
Respectfully submitted,

Donna M. Sweeney,
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION DECEMBER 5, 2019

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, December 5, 2019 at the Penn Township Municipal Building. Present were Planning Members David Baker, Clayton Black, Ronald Fanelli, Kathy Gill, Chad Yiengst, Justin Heiland and Wendell Felix, along with Engineer Bortner, Zoning Officer Smith, and Township Secretary Sweeney.

The November 7, 2019 Planning Commission minutes were approved as submitted.

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

ZHB19-25-Mark and Cathi Gibbs, 1 Timber Lane, Hanover, PA 17331. Applicant is requesting a variance to Section 300.3 (Fences and Walls) & Section 314.1 (Clear Sight Triangles) in order to construct a fence that exceeds the maximum height and encroaches into the clear sight triangle. The property is located at 1 Timber Lane in the R-15 zone.

Mr. and Mrs. Gibbs represented this case. Mrs. Gibbs stated that last year they removed overgrown arborvitae, large cherry trees and brush on the front side of their property. A six foot privacy fence already exists around the back of the property, and they would like to extend the fence approximately 40 feet to the front. The neighbor had a tree boarding their property and part of the tree fell down, the Gibbs retained an attorney to have the neighbors agree to have the tree cut down, the neighbor stipulated that a six foot stump was to remain. The neighboring property has a chain link fence 7 feet from the front encroachment, and Mr. and Mrs. Gibbs would like to extend their fence to meet up with the chain link fence, as well as hide the 6 foot stump and brush on the neighboring property and are willing to have the fence setback 7, 8 or 9 feet from the road if the committee recommends. Planner Heiland asked if the proposed fence would restrict the sight of the stop sign. Zoning Officer Smith stated that the fence would not be a factor as the area has high banks which already restrict the sight at the stop sign.

Planners Felix/Black moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-25 Mark and Cathi Gibbs, 1 Timber Lane, Hanover, PA 17331. Applicant is requesting a variance to Section 300.3 (Fences and Walls) & Section 314.1 (Clear Sight Triangles) in order to construct a fence that exceeds the maximum height and encroaches into the clear sight triangle. Motion carried on a 6-1 vote, with Planner Baker casting the dissenting vote.

Review and make recommendations on waiver and exoneration requests:
There were none.

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

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 residential building lots. The property is located within the southeast intersection of Cooper Road and Westminster Ave in the R-22 zone.
There was no action taken on this plan.

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.

SL18-20-STONEWICKE V, Clover Lane Development, L.P., 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fourteen (14) single family detached residential lots. The property is located at 310 Clover Lane in the R-15 zone. **There was no action taken on this plan.**

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There was no action taken on this plan.

SL19-08-Mavis Tire-North Hanover, JLM Real Estate Investment, LLC, 950 East Main Street, PO Box 472, Schuylkill Haven, PA 17972. A land development plan submitted to construct a tire sales and installation business. The property is located at 1324 Carlisle Street with the bulk of the acreage being located in Conewago Township, Adams County and the site frontage in Penn Township in the H/B zone.
There was no action taken on this plan.

SL19-10-Carter Lumber Company, GHI Engineers & Surveyors, 213 Carlisle St, Hanover, PA 17331. A land development plan submitted in order to construct a lumber company. The property is located at 8 Barnhart Drive in the Industrial zone.
There was no action taken on this plan.

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There was no action taken on this plan.

SL19-15-South Hills Golf Course, Maitland Investment, 630 Westminster Avenue, Hanover, PA 17331. A reverse subdivision and land development plan submitted to construct club house and pro shop and expand parking area. The property is located at 925 Westminister Avenue in the R-22 zone.

There was no action taken on this plan.

Public Comments: None.

The meeting was adjourned at 7:22 p.m.
Respectfully submitted,

Donna M. Sweeney,
Recording Secretary