

PENN TOWNSHIP PLANNING COMMISSION JANUARY 2, 2020

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, January 2, 2020 at the Penn Township Municipal Building. Present were Planning Members David Baker, Ronald Fanelli, Chad Yiengst, Justin Heiland and Wendell Felix, along with Engineer Bortner, Zoning Officer Smith, and Township Secretary Sweeney. Planners Clayton Black and Kathy Gill were absent with notice.

The Planning Commission took action to reorganize. Planners Felix/Fanelli moved to nominate David Baker Chairman. Motion carried. Planners Felix/Fanelli moved to nominate Clayton Black Vice-Chairman. Motion carried.

The December 5, 2019 Planning Commission minutes were approved as submitted.

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

**ZHB19-26-The Wharf Group, LLC**, Eric Hare c/o The Wharf Group, 13 Green Tree Drive, New Oxford, PA 17350. Applicant is requesting a special exception to Section 407.3 A (Replacement of one nonconforming use by another nonconforming use) in order to operate an office at the property. The property is located at 539 Baltimore Street in the R-15 zone.

Mr. Eric Hare, the owner of The Wharf Group, and Ms. Jackie Winard, Office Manager, represented this case. Mr. Hare is requesting a special exception to use the building as an office space on the first floor and continue to rent out the upper floors which contain two apartments. The building previously housed a plumbing business and prior to that the building was a chiropractic office. He has recently replaced the vinyl siding of the building and continues to make upgrades. Zoning Officer Smith commented that upon driving by he has noticed wheel barrel and equipment outside. Mr. Hare assured the committee that will not be the case in the future.

Planners Fanelli/Yiengst moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Case ZHB19-26 The Wharf Group, LLC, 13 Green Tree Drive, New Oxford, PA 17350. Requesting a special exception to Section 407.3 A (Replacement of one nonconforming use by another nonconforming use) in order to operate an office at the property. Motion carried on a 5-0 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.**

**SL19-13-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.**

**SL19-15-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.**

**SL19-17-1020 Baltimore Street**, Billy J. & Sadie Kress, 1020 Baltimore Street, Hanover, PA 17331. A land development plan submitted to construct a mini storage facility. The property is located at 1020 Baltimore Street in the S/C zone.

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

**Public Comments:** None.

The meeting was adjourned at 7:16 p.m.  
Respectfully submitted,

Donna M. Sweeney,  
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION FEBRUARY 6, 2020

Vice-Chairman Clayton Black called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, February 6, 2020 at the Penn Township Municipal Building. Also present were planning members Mark Elksnis, Kathy Gill, Ray Van de Castle and Chad Yiengst along with Zoning Officer Robert Smith, and Township Engineer Eric Bortner. Chairman Dave Baker was absent with notice.

The January 2, 2020 Planning Commission minutes were approved as submitted.

The planners received the following zoning appeals and made the following recommendations: **There were none.**

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.

Mr. Robert Sharrah, Sharrah Design Group Inc., represented this plan. Mr. Sharrah stated that he has been working with the York County Conservation District and has completed additional soil testing that has been submitted, and has addressed most of the staff and York County Planning Commission comments. Sewage plan is at the York office of the DEP as well as the NPDES permit. Mr. Sharrah stated that he will need to request a waiver for lot width depth ratio, due to the configuration of the Maple Lane & Clover Lane intersection. There will be no additional streets added so it makes the lots

more than the two and one-half times the average width required. Engineer Bortner stated the two lots that are impacted the most contain the 50 ft gas easement. Engineer Bortner stated that he would like to meet with Mr. Sharrah to review the drainage and design of Clover Lane. Vice-Chairman Black asked about the crosswalk and stop bar traffic study. Engineer Bortner explained that they typically do not have crosswalks in smaller developments. Engineer Bortner also reported the Chief of Police would need to conduct a traffic study to see if there was a need for marked stop bars, however as the Public Works Director he stated that the crosswalks and stop bars were not needed. The stop sign will need a traffic study. Vice Chairman Black asked if any thought has been given to asking if the bordering neighbor to lot 14, if they would be interested in purchasing to ensure for an ease of maintenance, and they could possibly use as dog run area. Mr. Sharrah stated that no structures could be built on the lot and the area is designated for stormwater. Mr. Sharrah asked if the letter addressing staff comments would be sufficient or does he need to file a more formal zoning waiver request. Zoning Officer Smith stated that he does need to file a formal request as it will need to go before the Zoning Hearing Board.

**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.**

**SL19-13-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.**

**SL19-15-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.

Kris Raubenstine, Hanover Land Services, LLC, represented this plan. Mr. Raubenstine stated that the plan is to tear down the existing structure and replace with a facility that

houses the club house along with a banquet room, to host weddings. The proposed venue capacity is for 320 seats. He stated that all staff and York County Planning Commission comments have been addressed. The site is currently served by public water and sewer. Mr. Raubenstine also stated that the site will still hold golf activities, however the owners do not want the two uses to coincide. The intention is to have the golf end prior to a banquet event. Mr. Raubenstine stated the plans are to add additional parking spaces to bring the total to 196, new pavement, along with accompanying stormwater plan. Mr. Raubenstine stated that ideally, they would like to start construction in the spring. Zoning Officer Smith asked if the golf course will be closed on weekends when there is a wedding. Mr. Raubenstine stated that no, most golfers get an early start in the morning, and there may be some overlap when the Bride and Groom are arriving. Zoning Officer Smith stated that this is a major concern, and may cause a public safety issue. He stated that while there is no ordinance/requirement for parking spaces per hole on a golf course, he stated that the proposed parking is enough for the banquet facility only, and does not provide enough spaces if events should overlap, and does not want parking on Westminster Avenue. Planner Elksnis stated that he also has concerns about parking. He has been at the Golf Course during mid-day when the current lot was full, and feels that they are underestimating the amount of parking that will be needed. Planner Van de Castle asked what they intend to do for a clubhouse in the interim. Mr. Raubenstine replied that there has been some discussion of a temporary location where the golf carts are currently parked, but this has not been finalized. Planner Van de Castle also asked if there were any large openings to the banquet area, and expressed concerns of noise. Mr. Raubenstine, stated that there is a plan for an opening and patio in the back of the building, overlooking the golf course.

Planner Yiengst moved for a favorable recommendation to the Penn Township Board of Commissioners on SL19-15 South Hills Golf Course. Motion died as there was a lack of a second motion.

Mr. Raubenstine asked the Commission what they are looking for. Vice Chairman Black stated that the issue of concern is the overlapping use of business. If there were to be overflow parking and if they were to be on the grass area, this creates a non-conforming use, and would become an MS4 issue. He suggested Mr. Raubenstine contact Zoning Officer Smith with plans of future additional parking if the business were to find there is a need.

**SL19-17-1020 Baltimore Street**, Billy J. & Sadie Kress, 1020 Baltimore Street, Hanover, PA 17331. A land development plan submitted to construct a mini storage facility. The property is located at 1020 Baltimore Street in the S/C zone.

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

**SL20-01-300 Beck Mill Road**, Gerald Funke c/o GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A subdivision plan submitted to create two lots. The property is located at 300 Beck Mill Road in the R-15 zone.

Mr. Gerald Funke, Group Hanover Inc., represented this plan. Mr. Funke presented updated plans to the Commission that addressed all staff and York County Planning Commission comments. The plan is to subdivide one lot off of the parcel, the owner has no plans at this time to subdivide the remainder of the parcel.

Planners Black/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on SL20-01 300 Beck Mill Road. Motion carried on a 5-0 vote.

**Public Comments:** None.

The meeting was adjourned at 7:49 p.m.

Respectfully submitted,

Donna M. Sweeney,  
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION MARCH 5, 2020

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, March 5, 2020 at the Penn Township Municipal Building. Also present were planning members Clayton Black, Mark Elksnis, Kathy Gill, James Lumadue, Ray Van de Castle and Chad Yiengst along with Zoning Officer Robert Smith, and Township Engineer Eric Bortner.

The February 6, 2020 Planning Commission minutes were approved as submitted.

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

**ZHB20-01-The Markets of Hanover**, 1649 Broadway, Hanover, PA 17331. Applicant is requesting a special exception to Section 201.2 (Use Regulations) in order to operate a brew pub. The property is located at 1649 Broadway in the S/C zone.

Zoning Officer Smith stated that this special exception was previously approved August 2018, contingent upon the proposed three hundred eighty-two parking spaces being installed.

Ms. Liz Johnides and Mr. Joe Silbaugh, Jr., property owners represented this case. The Markets is currently under construction with the installation of the additional parking spaces, stormwater improvement and additional lighting. The work is estimated to be completed in about five months. Planner Baker asked about the operating hours. Ms. Johnides stated the plan is to have core hours for the market and extended hours for the brew pub and food stands, Wednesday through Sunday 11 am to 10 pm. Commissioner Van de Castle asked when they plan on opening the brew pub. Ms. Johnides stated they are in the middle of the PLCB process, so it could be in about four to six months. Planner Yiengst expressed his concern of the close proximity of the homes to the back of the building. Mr. Silbaugh stated that they are taking the excess dirt from the parking construction and placing in the back of the property to elevate the land along the bordering homes, and they plan to plant trees to create a barrier. Planner Van de Castle asked about the location of the trash bins, Ms. Johnides stated they are in the back, and will remain there. Planner Van de Castle asked about additional lighting and expressed concern of the bordering residents. Mr. Silbaugh stated that the lighting that is currently on the building will remain, however there will be lights added to the parking area that will be pointed down, and will be turned off after hours. Planner Yiengst expressed concerns with the food waste with the proximity to the bordering homes, Mr. Silbaugh stated that the trash bins will remain where they are, they have not had any issues or complaints, he added trash pickup has been about 7 am in the past.

Planners Black/Elksnis moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB20-01 The Markets of Hanover, 1649 Broadway,



Hanover, PA 17331, requesting a special exception to Section 201.2 (Use Regulations) in order to operate a brew pub. Motion carried on a 7-0 vote.

**ZHB20-02-Edward Gonzales**, 27 Eastwood Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk Regulations) in order to construct two (2) single family houses. The property is located at 517 Meade Avenue in the R-8 zone.

Lee Royer, R. Lee Royer & Associates, represented this case. Mr. Gonzales has three, forty foot lots in which he would like to divide into two sixty-foot lots to construct two single family homes. There are currently other forty, fifty and eighty foot lots in the vicinity. Planner Van de Castle asked about the infiltration beds in the back yard, and if the prospective homeowner will be told that they cannot build anything on top of them. Mr. Royer stated that they would be informed, he stated he could move it back further, but wanted to keep it about ten feet away from the property line.

Planners Black/Gill moved for a favorable recommendation to the Zoning Hearing Board on case ZHB20-02 Edward Gonzales, 27 Eastwood Drive, Hanover, PA 17331, requesting a variance to Section 202.3 (Area and Bulk Regulations) in order to construct two (2) single family homes. The property is located at 517 Meade Avenue in the R-8 zone. Motion carried on a 7-0 vote.

**ZHB20-03-Nicole Kitzman**, 4104 Chestnut Street, Fairfax, VA 22030. Applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to operate a short-term rental. The property is located at 216 Park Heights Blvd. in the R-15 zone. **Applicant is requesting the case to be postponed until the April Meeting.**

**ZHB20-04-Octagon Rentals, LLC**, 515 Penn Street, Hanover, PA 17331. Applicant is requesting a variance to Section 306 (Access Drives), 628 b) & d) (Multi-Family Dwelling), a special exception to Section 628 (Multi-Family) and an interpretation of Section 103 (Definitions) in order to construct multi-family dwellings (3 units). The property is located at 300 John Street in the R-8 zone.

Zoning Officer Smith pointed out to the committee that there are three separate sections to this request.

Attorney Paul Minnich, Barley Snyder, represented this request. Attorney Minnich stated that it he would like to start with the interpretation portion of the request. Attorney Minnich introduced Jack Powell, Jack N. Powell, PE, Inc. Mr. Powell stated Tender Care Pregnancy Center has a double lot and they are proposing to sell off the south portion of their property. The existing corner property lot line on the deed does not create a clean lot that meets the ordinance requirement of setbacks, so the lot line has to shift, which would cut their lot line width to 93 feet. They are looking to build three townhouses which would be side by side units. They need clarification if this is to be considered single family attached or multifamily dwellings. Both classifications

require access to dwelling from a public street. John Street is right in front of the property, however they would prefer to have vehicles access the dwellings from the alley behind the building. If found to be the interpretation of multifamily, the variance section 628 b) & d) states the tract width must be 100 feet, they have 93 feet, and the impervious area which is capped at 30%, they are at 36.7% percent. If this is found to be single family attached dwelling they meet both lot width and impervious requirements. Commissioner Van de Castle asked why not build two units, then they would meet all of the requirements. Mr. Powell stated that they would, but with this being a row house, their interpretation to be single family attached and the only variance they would need is the access. They believe that it fits the neighborhood having the access from the alley behind the dwelling. Planner Black pointed out that being one owner of the three rental units his interpretation leans towards multifamily. Commissioner Van de Castle asked Engineer Bortner if the alley was owned by the township building. He stated that he was not sure, but the tax map indicates it as an alley. Planner Baker asked if there was any discussion with the neighbor on the corner of the proposed three rental units being built beside their property, Zoning Officer Smith stated that they were notified of the meeting by mail. Planner Baker stated that he would prefer to decide next month once it is determined to whom the alley belongs. Attorney Minnich wanted to point out that there is a sales contract on the property, pending the decision of the committee, and some urgency from the property owner. Attorney Minnich suggested if the committee could motion contingent upon the ownership of the alley. Zoning Officer Smith pointed out that we are required to hold a hearing date within 60 days of application date. Attorney Minnich conferred with his client and they would withdrawal the waiver of Section 306 access off of the alley, if this would help the committee make a recommendation. He added Tender Care is applying some time pressure of the sale of the property. He would like to get a recommendation tonight. Planner Yiengst asked if they could purchase the property could they come back and ask for a variance for the access. Zoning Officer Smith stated that with the parking access being taken off the table the plan is not complete.

Planner Baker stated that he would prefer tabling a decision until next month's meeting as it falls within the sixty days. Attorney Minnich asked since they are eliminating the access request, can amending the application be acceptable. Zoning Officer Smith stated that they could amend the application.

Planner Baker stated that there is a concern with the interpretation issue due to one owner with three rental properties, he understands it three single family units put together, however it is something that needs to be considered.

**ZHB20-05-John Meckley**, 10 Baugher Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct an addition that encroaches into the side setbacks. The property is located at 10 Baugher Drive in the R-15 zone.

Mr. John Meckley, represented this case. The existing home is less than twelve feet of the side set back, and less than 35 feet of the front set back. They propose to build an addition to the left of the existing home that will meet the necessary 35 feet front set back. The side set back will be met for half of the proposed structure except the back-left corner. The back corner as proposed will be four feet from the side setback. The existing structure and proposed structures both meet rear setbacks. Both structures meet the building height regulations. Planner Lumadue asked what is the size of the proposed garage, Mr. Meckley stated approximately 33'x28'. The alley on the plan was abandoned by the township in 1979, and was deeded to the Meckley's. The garage will be paved to come out onto Granger Street.

Planner Yiengst left the meeting at 8:00 p.m.

Planners Elksnis/Lumadue moved for a favorable recommendation to the Zoning Hearing Board on case ZHB20-05 John Meckley, 10 Baugher Drive, Hanover, PA 17331, requesting a variance to Section 203.3 (Area and Bulk) in order to construct an addition that encroaches into the side setbacks. Motion carried on a 5-1 vote, with Planner Black casting the dissenting vote.

Review and make recommendations on waiver and exoneration requests:

**Sharrah Design Group, Inc., on behalf of Clover Lane Development, LP,** is requesting a waiver to Section 509.a (Lot Layout in a Development) of the Penn Township Subdivision & Land Development Ordinance in regards to the Stonewicke V development. This property is located at 310 Clover Lane.

Mr. Robert Sharrah, SDGI represented this request. There are some unusual situations with the configuration of the existing parcels due to traffic flow that needs to line up with Clover Lane. The plan has not changed since he was before the committee last month. Planner Elksnis asked if it was common to build over a gas line like this, Mr. Sharrah stated that they have done this before, and there is no prohibition to it from the gas company, as long as they stay out of their right of way. They performed a test on the line to determine the depth in front of the gas company, so they are aware of the building plans. Planner Elksnis asked if the gas line would be disclosed to the future owner, and Mr. Sharrah replied absolutely and he added the right of way is noted on the land development plan. Planner Van de Castle stated that the fire chief has concerns with the gas line being that close to the houses and under the driveway. Planner Van de Castle asked which lot is the requested waiver for, Mr. Sharrah stated that the waiver request is needed for many of the lots as they do not meet the ratio. Planner Van de Castle added that the properties do not meet the setbacks. Planner Elksnis asked how deep is the gas line, Mr. Sharrah stated the road is required to have at least four feet of cover so the road must be built up as required by the gas company. The depth under the driveway is about three feet. Commissioner Van de Castle asked about the diameter of the gas pipe, Engineer Bortner stated it would be on the road layout of the land development plans. Mr. Sharrah said he believes it to be no more

that 8" in diameter.

Planners Black/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver request to Section 509.a (Lot Layout in a Development) of the Penn Township Subdivision & Land Development Ordinance in regards to the Stonewicke V development. Motion carried on a 4-2 vote with Planners Elksnis and Van de Castle casting the dissenting votes.

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.

**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.**

**SL19-15-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.

Mr. Kris Raubenstine, Hanover Land Services, Inc., represented this case. Mr. Raubenstine presented the board with plans for an additional hundred parking spaces if needed for future use. Commissioner Elksnis asked if the plan was still to close the course when the banquet hall is in use. Mr. Raubenstine believes that is still the intention of the owners.

Planners Elksnis/Lumadue moved for a favorable recommendation to the Penn Township Board of Commissioners on SL19-15 South Hills Golf Course. Motion carried on a 6-0 vote.

**SL19-17-1020 Baltimore Street**, Billy J. & Sadie Kress, 1020 Baltimore Street, Hanover, PA 17331. A land development plan submitted to construct a mini storage facility. The property is located at 1020 Baltimore Street in the S/C zone.

Mr. Kris Raubenstine, Hanover Land Services, Inc., represented this case. Mr. Raubenstine stated plans are to remove the house and existing buildings and construct mini storage units. There will be no public water or sewer needed, and there will be paving between the storage unit buildings. Zoning Officer Smith stated the fire chief is requiring a knox box prior to obtaining an occupancy permit. Planner Black asked if there will be additional lighting installed. Mr. Raubenstine said that the lighting will be wall mounted on the building. Commissioner Van de Castle asked if they were going to be open 24 hours a day. Mr. Raubenstine believes there may have been a time restraint placed on the plan from a previous meeting, but did not have in his notes.

Planners Black/Elksnis moved for a favorable recommendation to the Penn Township Board of Commissioners on SL19-17 -1020 Baltimore Street. Motion carried on a 6-0 vote.

**Public Comments:** None.

The meeting was adjourned at 8:29 p.m.

Respectfully submitted,

Donna M. Sweeney,  
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION MAY 7, 2020

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. via an online meeting on Thursday, May 7, 2020 at the Penn Township Municipal Building. Also present were planning members Clayton Black, Mark Elksnis, Kathy Gill, James Lumadue, Ray Van de Castle and Chad Yiengst along with Zoning Officer Robert Smith, and Township Engineer Eric Bortner.

Chairman Baker read a summary of the Public Meeting Guidelines.

The March 5, 2020 Planning Commission minutes were approved as submitted. There was no meeting held in April, 2020.

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

**ZHB20-03-Nicole Kitzman**, 4104 Chestnut Street, Fairfax, VA 22030. Applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to operate a short-term rental. The property is located at 216 Park Heights Blvd. in the R-15 zone.

Ms. Kitzman represented this case. She would like to operate her home as a short-term rental through Airbnb. She intends to rent to families with no more than five members, accepting only one contract at a time. She will not allow pets. The property has a one car garage with a two-car capacity driveway. The property is partially fenced in, and the neighbors are aware she wishes to rent the property. The emergency contact would be her and her parents, however they would not be available twenty-four hours a day. Planner Elksnis expressed concern that once the permission is granted, what control does the township have if there are complaints. Planner Van de Castle added that there is a school around the corner, how are the renters vetted. Ms. Kitzman stated she wasn't sure how to provide an answer, however offered that each renter and property owner has a profile on Airbnb.

Planners Yiengst/Black moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB20-03, Nicole Kitzman, 4104 Chestnut Street, Fairfax, VA 22030, requesting a special exception to Section 322 (Uses Not Provided For) in order to operate a short-term rental. Motion carried on a 6-1 vote, with Planner Van de Castle casting the dissenting vote.

**ZHB20-04-Octagon Rentals, LLC**, 515 Penn Street, Hanover, PA 17331. Applicant is requesting a variance to Section 306 (Access Drives), 628 b) & d) (Multi-Family Dwelling), a special exception to Section 628 (Multi-Family) and an interpretation of Section 103 (Definitions) in order to construct multi-family dwellings (3 units). The property is located at 300 John Street in the R-8 zone.

Attorney Paul Minnich represented this case for Octagon Rentals, LLC., in continuance from the March Planning meeting. Attorney Minnich introduced Mr. Jack Powell, PE,

Inc., the engineer for the project. Mr. Powell presented the modifications made, eliminating the access off of the alleyway, also the subdivision of the property into three separate lots so the properties could be sold individually if the owner would choose to do so. Mr. Powell explained the multi family dwelling is listed more as rental units, apartment houses and so forth, the single-family attached dwelling are the traditional row house, where you may have individual ownership of each house. Mr. Powell stated that the individually owned units meet the single family attached criteria, but would still require a special exception. Planner Van de Castle stated there is an issue with the driveways touching and there must be a three-foot grass piece between the driveways. Zoning Officer Smith stated it does not meet Zoning Ordinance 303.2C, parking areas shall be a minimum of five feet from the right-of-way of a public or private streets and/or property line. Chairman Baker stated the concern is having three units in this plan is very tight, and this was expressed at the March Planning Meeting. Planner Van de Castle also stated that the plan does not meet Ordinance 306.2f3, driveway shall not be located within three feet of a side and/or rear property line, therefore the plan does not work. Mr. Powell stated that the variances are minor in nature, and would ask for a waiver. Planner Van de Castle stated that this is going to cause problems for the property residents in the future. Chairman Baker asked the committee if anyone wanted to make a motion based on how the plan has been submitted, no one replied. Chairman Baker asked Mr. Powell if he wanted to go forward as the plan was now, or wanted to evaluate the concerns. Chairman Baker stated that the numbers are not adding up, and as planned, it will not fit. Mr. Powell conferred with the property owner, and decided to withdraw the request for special exception. The owner would like to submit the plan as a duplex, two units instead of three. This plan will be resubmitted as a duplex at a future Planning Committee Meeting.

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.**

**SL19-13-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.**

**SL19-15-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.**

**SL19-17-1020 Baltimore Street**, Billy J. & Sadie Kress, 1020 Baltimore Street, Hanover, PA 17331. A land development plan submitted to construct a mini storage facility. The property is located at 1020 Baltimore Street in the S/C zone. **There was no action taken on this plan.**

**SL20-02-Gonzales & Sons Management, LLC**, 27 Eastwood Drive, Hanover, PA 17331. A subdivision plan submitted to create two (2) lots for single family homes. The property is located at 517 Meade Avenue in the R-8 zone.

Lee Royer, R. Lee Royer & Associates, represented this case. Mr. Royer stated that he was before the committee in February requesting a variance for the lot width, which was also passed by the Zoning Hearing Board. He is asking for a favorable recommendation to the Board of Commissioners. Engineer Bortner stated that all York County and Staff comments have been addressed, with the exception of an O&M Agreement needing to be submitted.

Planners Elksnis/Yiengst moved for a favorable recommendation to the Penn Township Board of Commissioners on land development plan SL20-02, Gonzales & Sons Management, LLC. Motion carried on a 7-0 vote.

**Public Comments:** There were none.  
The meeting was adjourned at 7:59 p.m.  
Respectfully submitted,  
Donna M. Sweeney,  
Recording Secretary



PENN TOWNSHIP PLANNING COMMISSION JUNE 4, 2020

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:01 p.m. via an online meeting on Thursday, June 4, 2020 at the Penn Township Municipal Building. Also present were planning members Clayton Black, Mark Elksnis, James Lumadue, Ray Van de Castle and Chad Yiengst along with Zoning Officer Robert Smith, and Township Engineer Eric Bortner. Planner Kathy Gill was absent with notice.

Chairman Baker read a summary of the Public Meeting Guidelines.

The May 7, 2020 Planning Commission minutes were approved as submitted.

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

**ZHB20-06-Steven Ryniak**, 179 Timber Lane, 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 179 Timber Lane in the R-15 zone.

Mr. Ryniak represented this case. Mr. Ryniak stated that he would like to construct a 12 ft wide deck that will encroach 9 ft into the rear setback of 30 ft from the back of the house. The rear of the lot extends 33 ft to the rear of the house. Proposed deck, rear entryway needs to be wide enough to allow access and entry of large appliance. Planner Black asked if this is going to be an open or enclosed deck. Mr. Ryniak stated that the deck will be open, he added that they are intending to use a composite wood such as Trek decking material. Planner Van de Castle asked how high off the ground the deck would be. Mr. Ryniak replied 7 1/2 ft off the ground, to meet up with the rear slider door, with a 42-inch railing around the edge. The aesthetics will be improved with replacing the builder installed stairs in 2003 that have become worn and dilapidated.

Planners Black/Yiengst moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB20-06-Steven Ryniak, 179 Timber Lane, Hanover, PA 17331, requesting a variance to Section 203.3 (Area and Bulk) in order to construct a deck that encroaches into the rear setbacks. Motion carried on a 6-0 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.

Mr. Robert Sharrah, Sharrah Design Group, Inc. represented this plan. Mr. Sharrah submitted a revised plan with lot revisions to follow the maximum permitted depth to width ratio of a building lot. The plan includes one pan-handle shaped lot, meeting the requirement of 2 ½-1 depth to width ratio. Mr. Sharrah wanted to present the redesign to the planning commission for any recommendations before moving forward with a more detailed plan. Planner Van de Castle stated that he was more comfortable with the plan with the gas line not being located under someone's driveway. Mr. Sharrah stated that the new lot line is located above the gas line which will be shared among four property owners. Engineer Bortner was comfortable with this new layout. The committee had no issues with the revised design.

**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.**

**SL19-15-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.**

**SL19-17-1020 Baltimore Street**, Billy J. & Sadie Kress, 1020 Baltimore Street, Hanover, PA 17331. A land development plan submitted to construct a mini storage facility. The property is located at 1020 Baltimore Street in the S/C zone.

Mr. Kris Raubenstine, Hanover Land Services, Inc. presented this plan. Mr. Raubenstine stated that the developer would like to change the original plan of a

landscaping strip along the southern property line to a solid enclosed vinyl six-foot fence. Planner Van de Castle asked the reasoning, Mr. Raubenstein stated that it was less maintenance. Planner Yiengst asked what is along the southern property line, and Mr. Raubenstein stated that there is an existing residential home.

Planners Yiengst/Lumadue moved for a favorable recommendation to the Penn Township Board of Commissioners on SL19-17-1020 Baltimore Street, Billy J. & Sadie Kress, 1020 Baltimore Street, Hanover, PA 17331. A land development plan submitted to construct a mini storage facility. Motion carried on a 5-1 vote, with Planner Black casting the dissenting vote.

**SL20-02-Gonzales & Sons Management, LLC**, 27 Eastwood Drive, Hanover, PA 17331. A subdivision plan submitted to create two (2) lots for single family homes. The property is located at 517 Meade Avenue in the R-8 zone.  
**There was no action taken on this plan.**

**Public Comments:** There were none.

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Donna M. Sweeney,  
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
JULY 2, 2020

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. via an online meeting on Thursday, July 2, 2020. Also present were planning members Clayton Black, Mark Elksnis, Kathy Gill, James Lumadue, Ray Van de Castle along with Zoning Officer Robert Smith, and Township Engineer Eric Bortner. Planner Chad Yiengst joined the meeting at 7:10 p.m.

Chairman Baker read a summary of the Public Meeting Guidelines.

The planners approved the June 4, 2020 Planning Commission minutes as submitted.

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

**ZHB20-07-Andrew Bloom, 835 Logan Lane, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct an above ground pool and deck that encroaches into the setbacks. The property is located at 835 Logan Lane in the R-8 zone.**

**There was no one present to represent this case.**

**ZHB20-08-Andrew & Helen Fritz, 194 Sugarboot Lane, Hanover, PA 17331. Applicant is requesting a variance to Section 300.3 (Fences and Walls) and a special exception to Section 203.2 (Uses by Special Exception) in order to operate a home daycare. The property is located at 49 Red Rock Run in the R-15 zone.**

Andrew and Helen Fritz represented this case. Mr. & Mrs. Fritz will be moving into a newly constructed home located at 49 Red Rock Run, Hanover, PA. Mrs. Fritz has operated a state certified in home day care for ten years. With staggered drop off and pick up times does not impact traffic on her street, or parking in her driveway. The location of the property they are purchasing is not directly adjacent to any neighbors, and is densely screened by a tree line on the side of the property. Mrs. Fritz stated that she provides a useful service to the community offering a safe, constructive environment for six children while their parents are at work. She has always passed her state reviews, and her reviews on care.com are always five stars. She requests the commission to grant the special exception to Section 203.2 (Uses by Special Exception) in order to operate a home daycare, to continue to offer her services to the families currently in her care after they move to the new property.

Mr. & Mrs. Fritz are also requesting a variance to Section 300.3 (Fences and Walls).

Zoning Officer Smith stated that this is a corner lot, therefore two front yards. The variance states no fence or wall shall be erected to a height of more than three feet in a front yard area.

The Fritz's are requesting to construct a four-foot fence along Maple Lane. The fence would begin at the right rear corner to the sidewalk on Maple Lane. Mrs. Fritz stated she would like to push the fence back to the rear property line, however there is a twenty-foot drainage utility easement. Zoning Officer Smith stated that it is written into the land development plan, that no structures may be placed in the easement area.

Planner Van de Castle asked if the fence would interfere with the hundred-foot sight triangle at the intersection, Zoning Officer Smith stated that the house is a thirty-five-foot set back, the house fifty-feet, therefore it would not interfere. Planner Van de Castle also inquired if the square footage per child requirement would be met,

Mrs. Fritz stated they are requesting the four-foot fence to comply with Penn Township Zoning Ordinance Section 606.e, requiring a child care center outdoor play area to be sufficiently enclosed with a minimum height requirement for fencing is four feet. Mr. Fritz added this is beyond the state requirement of three feet.

Planners Lumadue/Yiengst moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB20-08-Andrew & Helen Fritz, 194 Sugarboot Lane, Hanover, PA 17331, requesting a variance to Section 300.3 (Fences and Walls), as it meets the requirements as set forth in Section 503.3 a) thru f). and further moved for a special exception to Section 203.2 (Uses by Special Exception) in order to operate a home daycare, as it meets the requirements for a special exception as set forth in Section 613 a) thru f). Motion carried on a 7-0 vote.

ZHB20-09-Wayne Stremmel, 195 Bankert Road, Hanover, PA 17331. Applicant is requesting a variance to Section 205.3 (Area and Bulk) in order to construct a detached garage that encroaches into the setbacks. The property is located at 195 Bankert Road in the R-40 zone.

Mr. and Mrs. Stremmel represented this case. They are requesting to put a three-bay detached garage which would encroach into the side setbacks leaving twelve feet to the property line. Due to the sewer sand mound and slope of the property the proposed location is the flattest portion of the property to place the garage. The distance between the front of the garage and the side of the house would be approximately twenty-five feet. Planner Yiengst asked if the neighbor is aware of the plans, and Mrs. Stremmel stated the neighbor's garage is within twelve-feet of the property line as well, as they requested a variance in 2007.

Planners Black/Yiengst moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB20-09-Wayne Stremmel, 195 Bankert Road, Hanover, PA 17331, requesting a variance to Section 205.3 (Area and Bulk) in order to

construct a detached garage that encroaches into the setbacks, as it meets the requirements for a variance as set forth in Section 502.3. Motion carried on a 6-1 vote with Planner Van de Castle 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/SL20-03 - 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.**

Kris Raubenstine, Hanover Land Services, Inc. and Scott Felch represented this plan. Mr. Raubenstine gave a brief history of the plan. Mr. Raubenstine stated they have addressed the majority of the staff comments, and obtaining the conservation district approvals with the NPDES permit, many Penn-Dot approvals, working on the DEP, Army Corp. joint permit, he sent the revised plans in the mail yesterday. The plan is close to being finished.

Engineer Bortner stated that he has reviewed the plans and the staff comments have been addressed, with Mr. Raubenstine attending the meeting this evening and the exception he has not seen the signature of the agreement from the Lissette's.

Planner Van de Castle asked how high the bridges are over the waterways. Mr. Raubenstine stated they are about eight to ten feet tall. Planner Van de Castle expressed concern with natural debris clogging the culverts and the ease of removal by the public works department, Engineer Bortner stated that they are one opening and less of a chance of clogging.

Planner Black asked about lot 39, with the house size. It is one of the smallest lots and the rear of the lot contains a lot of easement area, so there is no back yard. If the owner wants a different size house, he expressed concern he does not want to see a variance request in the future. Engineer Bortner clarified that the plan was showing a buildable space of fifty by forty.

Planner Yiengst commented on several of the lots that due to the building area and easement area, if someone would wish to add a deck in the future, they would have to request a variance.

Planners Yiengst/Gill moved for a favorable recommendation to the Penn Township Board of Commissioners on P04-25/SL20-03 - SOUTH HEIGHTS, a preliminary subdivision plan submitted to create fifty-nine (59) single-family residential building lots. Motion carried on a 3-2-1 vote. Planners Black/Elksnis casting dissenting votes, and Planner Van de Castle abstaining.

**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.**

**SL19-13-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.**

**SL19-15-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.**

**SL19-17-1020 Baltimore Street, Billy J. & Sadie Kress, 1020 Baltimore Street, Hanover, PA 17331. A land development plan submitted to construct a mini storage facility. The property is located at 1020 Baltimore Street in the S/C zone.**

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

**SL20-04-Tender Care Pregnancy Center, Inc., 300 John Street, Hanover, PA 17331. A subdivision plan submitted to create two (2) lots for uses permitted by uses permitted by right, special exception, or variance per Township ordinance. The property is located at 300 John Street in the R-8 zone.**

Mr. Kris Raubenstine, Hanover Land Services, Inc. represented this plan. Mr. Raubenstine stated that currently it is one deed, with two tracts. The intention is to divide into two parcels, one being Tender Care Pregnancy Center and the intent is to build on the vacant parcel.

Planner Yiengst/Black moved for a favorable recommendation to the Penn Township Board of Commissioners on SL20-04-Tender Care Pregnancy Center, Inc. a subdivision plan to create two (2) lots for uses permitted by right, special exception, or variance per Township Ordinance. Motion carried on a 7-0 vote.

**SL20-05-Beechwood Ventures, LLC, 1454 Baltimore Street, Hanover, PA 17331. An amended land development plan submitted in order to amend previous plan to remove trees & shrubs in rain gardens. The property is located at 22 South Center Street at end of Charles Ave. cul-de-sac in the R-8 zone.**

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

**Public Comments:** There were none.

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

Respectfully submitted,

Donna M. Sweeney,  
Recording Secretary



PENN TOWNSHIP PLANNING COMMISSION  
AUGUST 6, 2020

Planner Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:03 p.m. via an online meeting on Thursday, August 6, 2020. Also present were planning members Mark Elksnis, Kathy Gill, James Lumadue, along with Zoning Officer Robert Smith, Township Engineer Eric Bortner and Township Manager Rodgers. Chairman David Baker joined the meeting at 7:10 p.m., and Planner Chad Yiengst was absent with notice,

Planner Elksnis read a summary of the Public Meeting Guidelines.

The planners approved the July 2, 2020 Planning Commission minutes as submitted.

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

**ZHB20-10-Ramir and Luzaida Soriano, 25 Gardenia Drive, Hanover, PA 17331.**  
**Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct an addition that encroaches into the setbacks. The property is located at 25 Gardenia Drive in the R-15 zone.**

Joan Crawford, Joan Crawford Construction represented this case. Ramir and Luzaida Soriano, property owners, reside on a corner lot, and would like remove the existing wooden deck at the rear of the house and expand the kitchen by twelve feet. The addition would encroach into the rear setback by eight feet. Ms. Crawford stated the Soriano's have their elderly parents residing with them and the current kitchen/dinning area is too small. Planner Elksnis and Van de Castle expressed their concern for safety reasons that there is no exit door in the rear of the house on the proposed plan. Ms. Crawford reported the home has the front door and an exit off of the kitchen into the garage. Zoning Officer Smith reported as long as they have two means of egress that is all that is required. Ms. Crawford stated that an exit door with a step could be added to the plan if required.

Planners Van de Castle/Elksnis moved for a favorable recommendation to the Penn Township Zoning Hearing Board on ZHB20-10-Ramir and Luzaida Soriano, 25 Gardenia Drive, Hanover, PA 17331, requesting a variance to Section 203.3 (Area and Bulk), as it meets the requirements as set forth in Section 502.3 a) thru f), in order to construct as addition that encroaches into the rear setbacks, with the stipulation that an exit door be added and no request will be submitted for the addition of a deck in the future. Motion carried on a 4-0 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:

**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.**

**SL19-13-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.**

**SL19-15-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.**

**SL20-05-Beechwood Ventures, LLC, 1454 Baltimore Street, Hanover, PA 17331. An amended land development plan submitted in order to amend previous plan to remove trees & shrubs in rain gardens. The property is located at 22 South Center Street at end of Charles Ave. cul-de-sac in the R-8 zone.**

Mr. Ted Decker, Group Hanover, Inc. and Mr. Mickey Thompson, Burkentine Builders, Inc., represented this plan. Mr. Decker reported that the plan was originally approved in 2017. The homes have been constructed, and they have reached the stage of the landscaping of the rain gardens. They are requesting to change originally approved trees and shrubs in the rain garden to a rain garden seed mix consisting of grasses and wildflowers. They have received approval from York County Conservation for the change. The developers do not wish to place the trees and shrubs in the wetlands due to the amount of long-term maintenance. Mr. Thompson reported that the types of trees and shrubs that were originally planned for the area would not survive in the wetlands and the grasses and wildflowers would be self-sustaining. Planner Van de Castle inquired if cattails could be included, as they help to clean standing water, and help

prevent erosion. Mr. Decker stated he did not see that as a problem, and could be added.

Planners Elksnis/Lumadue moved for a favorable recommendation to the Penn Township Board of Commissioners of SL20-05 – Beechwood Ventures, LLC, amending the previous plan and remove trees & shrubs in rain gardens. Motion carried on a 4-0 vote.

Engineer Bortner requested to be informed by Mr. Decker or Mr. Thompson when the rain garden is to seeded so the inspection could take place at the same time.

**SL20-06-High Pointe at Rojen Farms-South Section Phases II-D, E, & F., High Pointe LLC 4175 Hanover Pike, Manchester, MD 21102. A subdivision and land development plan submitted to create one hundred and four (104) lots for residential. The property is located at Knobby Hook Lane in West Manheim Township in their R zone.**

Mr. Robert Sharrah, Sharrah Design Group, Inc. represented this plan. Mr. Sharrah, reported that the phases of this plan are located in West Manheim Township, and requesting approval because a portion of the previous phases are located in Penn Township. The plans have been approved by West Manheim Township, and this is just a formality.

Planners Van de Castle/Elksnis moved for a favorable recommendation to the Penn Township Board of Commissioners on SL20-06 – High Pointe at Rojen Farms-South Section Phases II-D,E, & F., Hight Pointe LLC to create one hundred and four lots for residential use in West Manheim Township.

**Public Comments:** There were none.

The meeting was adjourned at 7:44 p.m.

Respectfully submitted,

Donna M. Sweeney,  
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
SEPTEMBER 3, 2020

Planner Baker called to order a meeting of the Penn Township Planning Commission at 7:04 p.m. via an online meeting on Thursday, September 3, 2020. Also present were planning members Mark Elksnis, Kathy Gill, and James Lumadue, along with Zoning Officer Robert Smith, Township Engineer Eric Bortner and Township Manager Kristina Rodgers. Planner Ray Van de Castle joined the meeting at 7:11 p.m., and Planner Chad Yiengst was absent.

Planner Baker read a summary of the Public Meeting Guidelines.

The planners approved the August 6, 2020 Planning Commission minutes as submitted.

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

**ZHB20-11-Hanover Shoe Farms, Inc.**, P.O. Box 339, Hanover, PA 17331. Applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to conduct a one-day horse sale. The property is located at 451 Eagle Avenue in the R-8 zone.

Mr. Russell Williams and Mr. Dale Welk, of Hanover Shoe Farms, Inc., represented this case. Mr. Williams stated they are planning to hold their annual yearling sale at the Timonium Fairgrounds, but are requesting a special exception to hold the sale at their Hanover facility located at 451 Eagle Avenue in case the venue in Timonium closes due to COVID. Planner Elksnis asked if there are plans in place that follow the governor's guidelines of no more than 250 in attendance. Mr. Williams stated that they intend on selling a limited amount of tickets for the event. Mr. Welk added that security will be placed at the entrance handing out a limited number of wristbands, on-line bidding and 3-4 phone lines will be available to receive call-in bidding. Zoning Officer Smith asked about traffic control. Mr. Welk stated that they would work with the local police departments, and have security in place, as well as EMT services on site. Mr. Welk stated that the sale would be about 5 hours and the horses would be picked up with in a 24-hour period. Zoning Officer Smith asked to be notified at least one week ahead of time if the event will be held in Hanover. Mr. Welk stated that he would, and added providing there are no large outbreaks of COVID, the sale will be held at the Timonium location.

Planners Elksnis/Gill moved for a favorable recommendation to the Penn Township Zoning Hearing Board on ZHB20-11-Hanover Shoe Farms, Inc., P.O. Box 339, Hanover, PA 17331, requesting a special exception to Section 322 (Uses Not Provided For), as it meets the requirements as set forth in Section 503.3 a) thru 3), in order to conduct a one-day horse sale. Motion carried on a 5-0 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:

**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.**

**SL19-13-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. Douglas Stambaugh, Group Hanover, Inc. & Mr. Kyle Gillespie, Burkentine Builders represented this plan. Mr. Gillespie stated that phase IV is the last portion of Brookside and they are seeking final approval for the plan. Mr. Stambaugh reported this phase consists of 78 units, 54 townhouses and 24 multi-family units on Coop and Pacer Drive. All Comments have been addressed with the exception of obtaining the bond. Engineer Bortner stated the proposed bond will be ready for the October Public Works Committee meeting for review.

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

**Public Comments:** There were none.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Donna M. Sweeney,  
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
OCTOBER 1, 2020

Planner Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. via an online meeting on Thursday, October 1, 2020. Also present were planning members Mark Elksnis, Kathy Gill, James Lumadue, Adam Selfridge, Zach Smith and Ray Van de Castle, along with Zoning Officer Robert Smith, Township Engineer Eric Bortner and Township Manager Kristina Rodgers.

Planner Baker read a summary of the Public Meeting Guidelines.

The planners approved the September 3, 2020 Planning Commission minutes as submitted.

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

**ZHB20-12-Hanover Foods Corp.**, c/o James Osborn, 1486 York Street, Hanover, PA 17331. Applicant is requesting a variance to Section 209.3 (Area and Bulk) in order to construct an industrial freezer that exceeds the maximum height. The property is located at 1175 Wilson Avenue in the Industrial zone.

James Osborne, VP Operations, Hanover Foods Corp., Attorney James Strong, McNees, Wallace & Nurick, LLC, Andy Brough, Conewago Enterprises, Inc., and Paul Fish with Rettew Associates, Inc. represented this case. Attorney Strong stated they are in attendance to discuss a request for a variance in order to construct an industrial freezer that exceeds the maximum height. The location is on 19 acres owned by Hanover Foods, Inc in the industrial zone, planned on the southwest side behind the two existing warehouses. The proposed building would be 54 feet in height at the highest point, and 10 feet at the highest point of the existing warehouses. The elevation of the property is approximately 25 feet lower than the elevation of the adjacent York Street. Mr. Osborne stated that the proposed freezer building will eliminate the use of an outside storage facility in Maryland, providing storage for 40-50 million pounds of frozen foods. The proposed height of 54 feet is based on the logistics of the racking proposals and flow systems that are in seven-foot increments, the 4-foot difference allows them to hit the storage space needed. Mr. Brough presented the plans of the existing building with the proposed freezer facility. Mr. Fish presented the site layout. He stated that there would be a retaining wall that would begin along York Street and along the Snyder-Lance property, making the building look much smaller than the actual height. Zoning Officer Smith stated for warehouse/distribution the requirement is 1 parking space per 1000 square feet per gross feet area, there should be 169 spaces on the plan, however the plan is showing 1 space per 5,000 square feet, which is the requirement for Industrial use. Attorney Strong stated the plan they submitted was intended to meet or exceed the required amount of loading and parking

spaces. They will need to take a further look at the parking requirements and contact Zoning Officer Smith for further discussion.

Planners Selfridge/Elksnis moved for a favorable recommendation to the Penn Township Zoning Hearing Board on ZHB20-12-Hanover Foods Corp., 1486 York Street, Hanover, PA 17331, requesting a variance to Section 209.3 (Area and Bulk), as it meets the requirements as set forth in Section 503.3 a) thru e), in order to construct an industrial freezer. Motion carried on a 6-0 vote, with Planner Van de Castle abstaining.

**ZHB20-13-Bell Plus Development**, 160 S. George Street, York, PA 17401. Applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to operate a day programming facility. The property is located at 460 Clover Lane in the R-15 zone.

Tony Schweitzer, Executive Director, Bell Plus Development and Attorney Shawn McLaughlin, Trinity Law, York, PA represented this case. Attorney McLaughlin stated that Bell has been in business for over fifty years of helping the mentally and intellectually disabled. Bell was operating one of their programs for approximately nineteen years out of a retirement home in Hanover, which had recently shut down due to the facility needing more space due to the COVID outbreak. Bell would like to operate the adult training program at the 460 Clover Lane location. The hours of operation would be Monday through Friday, 7:30 a.m. to 4:30 p.m. The maximum number of clients would be approximately eighteen, which is regulated through the DHS and Office for Developmental Programs. Staff would be typically four to five people which would be staggered in attendance. The building was previously a Wellspan medical facility, so the usage and traffic will be greatly decreased. The Planners had questions about staffing, outside recreational areas, and fencing. Attorney McLaughlin stated that the staff to client ratio is typically 1:3-4. There may be times when they will be outside, however they will be supervised, and a fence is not required.

Planners Lumadue/Selfridge moved for a favorable recommendation to the Penn Township Zoning Hearing Board on ZHB20-13-Bell Plus Development, 160 S. George Street, York PA 17401, requesting a special exception to Section 322 (Uses Not Provided For), as it meets the requirements as set forth in Section 503.3 a) thru e), in order to operate a day programming facility. Motion carried on a 7-0 vote.

**ZHB20-14-Bealing Roofing & Exteriors, Inc.**, c/o Andy Bealing, 440 Black Rock Road, Hanover, PA 17331. Applicant is requesting a variance to Section 209.3 (Area and Bulk) in order to construct a roofing warehouse that does not meet the minimum setback regulations. The property is located at 25 Spring Garden Street in the Industrial zone.

Andy Bealing, represented this case. The business operates at 440 Black Rock Road, and due to the growth of his business he has an agreement in the works to

purchase property at 25 Spring Garden Street with the contingency of being permitted to construct an addition to the current building to operate as a roofing warehouse. Mr. Bealing stated that the current structure is out of compliance, Planner Van de Castle stated it most likely predates the zoning ordinance, and Engineer Bortner added that the property may have been subject to a subdivision plan in years past. Mr. Bealing would like to add a building perpendicular to the rear of the structure, and is requesting a variance to set the addition in the setback area with 25-feet on each side, and 10 feet in the rear of the property lines. He added the building is planned to be 55 feet wide, which is needed to operate a forklift within. In order to meet this size, he needs the requested variance, otherwise he would have to tear down the existing structure and start over. Planner Gill asked if the amount of parking on the plan was sufficient. Mr. Bealing stated that there is enough parking, he is intending on the trailers, dumpsters to be stored at this location, keeping them away from the administrative and sales office at 440 Black Rock Road.

Planners Selfridge/Lumadue moved for a favorable recommendation to the Penn Township Zoning Hearing Board on ZHB20-14-Bealing Roofing & Exteriors, Inc., 440 Black Rock Road, Hanover, PA 17331, requesting a variance to Section 209.3 (Area and Bulk), as it meets the requirements as set forth in Section 502.3 a) thru f), in order to construct a roofing warehouse. Motion carried on a 4-3 vote, with Planners Elksnis, Gill and Van de Castle casting the dissenting votes.

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:

**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.**

**SL19-13-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.**



**Public Comments:** There were none.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Donna M. Sweeney,  
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
NOVEMBER 5, 2020

Planner Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:06 p.m. via an online meeting on Thursday, November 5, 2020. Also present were planning members Mark Elksnis, Adam Selfridge, Zach Smith and Ray Van de Castle, along with Zoning Officer Robert Smith, Township Engineer Eric Bortner and Township Manager Kristina Rodgers. Chairman Dave Baker joined the meeting at 7:08 p.m., Kathy Gill, James Lumadue were absent.

Planner Van de Castle read a summary of the Public Meeting Guidelines.

The planners approved the October 1, 2020 Planning Commission minutes as submitted.

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

**ZHB20-15-Ryan & Christine Oglevee**, 90 Carson Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order construct a garage that encroaches into the rear and side setbacks. The property is located at the rear of 90 Carson Avenue in the R-8 zone.

Ryan and Christine Oglevee represented this request. Mrs. Oglevee stated they are requesting a variance to have a 14X36 peak style garage delivered and placed within the setbacks of 12 feet off of the alleyway. Planner Selfridge asked for clarification if this is a shed or a garage. Mr. Oglevee stated that this is a 36-foot-long shed, which will be utilized as a garage. Placement will be parallel to the alleyway, between the alley and trees within the rear of the property. Entrance to the garage will not face the alley, but will be accessed from the alley and into the yard. The garage will be used to house a boat and UTV during the winter months, as well as lawn equipment and other miscellaneous items. There are neighboring garages facing the alleyway within the requested alignment. The garage will be placed upon treated lumber and gravel to provide proper drainage. The current shed will be removed, and the back of the garage will be set in its place. Planner Selfridge expressed concern about the existing trees, allowing sufficient space of 12 feet from the alleyway, and a 16-foot-wide pad. Planner Elksnis expressed concerns of running into the existing trees. Mrs. Oglevee stated the gentlemen that is helping to place the pad for the garage also does tree removal, and can assess the situation.

Planners Elksnis/Selfridge moved for a favorable recommendation to the Penn Township Zoning Hearing Board on ZHB20-15-Ryan & Christine Oglevee, 90 Carson Avenue, Hanover, PA 17331 requesting a variance to Section 202.3 (Area and Bulk), as it meets the requirements as set forth in Section 503.3 a) thru e), in order to construct a garage that encroaches into the rear and side setbacks with the condition

that the one tree is removed. Motion carried on a 4-1 vote, with Planner Van de Castle 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:

**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.**

Mr. Robert Sharrah, Sharrah Design Group, Inc. represented this plan. Mr. Sharrah stated staff comments were received earlier in the week. Mr. Sharrah reviewed the comments, and needs clarification on the lot to width ratio. Mr. Sharrah stated that he does not agree with the amount of lots that do not comply. He added that as stated in the ordinance definition, paraphrasing, that the lot width should be measured at the street right of way line. Mr. Sharrah stated that everything on the plan was measured at the front building set back line, which would be consistent with flagged lots. He requested guidance from the committee. Zoning Officer Smith stated that the lots that are of issue, are 5,11,12,10 & 9. He added with lot 10, by the ordinance, measuring by the right of way line at the street, this is not a legal lot. Mr. Sharrah stated he can reconfigure the lots in question at the street right of way line, however he can not do this with lot 10, as it is a flagged lot. Chairman Baker suggested conferring with the owner as to whether to reconfigure or request a waiver for the lot. Mr. Sharrah stated that a waiver may be the best option.

**Public Comments:** There were none.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Donna M. Sweeney,  
Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
DECEMBER 3, 2020

Planner Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:06 p.m. via an online meeting on Thursday, December 3, 2020. Also present were planning members Mark Elksnis, Kathy Gill, James Lumadue, Zach Smith and Ray Van de Castle, along with Zoning Officer Robert Smith, Township Engineer Eric Bortner and Township Manager Kristina Rodgers. Planner Adam Selfridge was absent. Chairman Dave Baker joined the meeting at 7:10 p.m.

Planner Elksnis read a summary of the Public Meeting Guidelines.

The planners approved the November 5, 2020 Planning Commission minutes as submitted.

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

**There were none.**

Review and make recommendations on waiver and exoneration requests:

On behalf of J.A. Myers building and Development, Inc., James R. Holley & Associates, Inc are requesting waivers to the following sections of the Penn Township Subdivision and Land Development Ordinance:

- Section 506.e: (Distance Between Intersections)
- Section 508: (Blocks)
- Section 509.a: (Lot Layout in a Development)

Additionally, they are requesting a waiver to:

- Section 509.a: (Lot Layout in a Development) in regards to Lots 49 and 98 in their Mustang Pointe Plan.

Attorney Paul Minnich, Barley Snyder, Jeffrey Spangler, James R. Holley & Associations, Inc. and Scott Feltch J.A. Myers represented this request. Attorney Minnich, introduced Jeff Spangler and requested him to speak in regards to the waiver request dated November 6, 2020. Mr. Spangler stated that the first request was a waiver of the required minimum of 500 feet between intersections, to allow for 11 locations ranging from 244 feet to 454 feet in distance. Second request is a waiver of blocks requiring a maximum of 1,600 feet, to allow for a block with the length of 2,650 feet and another of 1,735 feet. Third waiver request is for lot depth, requesting for four lots, 51,57,58 and 77. Mr. Spangler then spoke of a request dated November 16, for the waiver of lot depth for lots 49 and 98. Planner Elksnis stated that if they would eliminate several lots, there would be no need for the waiver requests for the distance between intersections, and blocks. Planner Elksnis asked for an explanation why the Timber Lane extension was removed from the plans that were submitted to the township several years ago. Mr. Spangler stated that the Timber Lane Extension was

removed due to issues with DEP. Attorney Minnich stated that they have made repeated attempts with DEP and the issue DEP has is crossing of the wetlands. Planner Elksnis stated that with the elimination of the Timber Lane extension, some of the lots should be removed to create cross streets therefore the long blocks are eliminated. Planner Van de Castle expressed his concern with the removal of the extension as it eliminates an access to the development causing a public safety concern as it creates limited access for fire and emergency equipment. The only good access to the development is from Bowman Road, considering the time of day, it may present a problem, with school event traffic. Planner Elksnis stated that the development as planned with 180 houses, with one way in and out of the development may cause additional traffic issues. Planner Van de Castle expressed concern with the slope along the eastern side. Mr. Spangler stated that earth work would be needed for the lots and roads in that area.

Planners Van de Castle/Elksnis moved for an unfavorable recommendation to the Penn Township Board of Commissioners on request from James R. Holley & Associates, Inc. on behalf of J.A. Myers Building and Development, Inc., requesting waivers to Section 506.e: (Distance Between Intersections), Section 508: (Blocks), Section 509.a: (Lot Layout in a Development) of the Penn Township subdivision and Land Development Ordinance. The unfavorable motion carried 5-0.

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

**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.**

**SL20-07-HANOVER FOODS FREEZER EXPANSION,** Hanover Foods Corporation, 1486 York Street, Hanover, PA 17331. A land development plan submitted in order to construct an industrial freezer. The property is located at 1175 Wilson Avenue in the Industrial zone.

James Osborne, VP Operations, Hanover Foods Corp., Andy Brough, Conewago Enterprises, Inc., and Paul Fish with Rettew Associates, Inc. represented this case. Mr. Fish reported they were in attendance to provide a review of the plan that will be submitted for approval to the Commission in January. The site is located on the corner of Wilson and York Street, which is currently a packaging plant and warehouse.

The plan is to add a 170,000 sq. ft. freezer. They are not expecting any additional traffic at the site. Mr. Osbourne stated the intention is to eliminate the use a third-party storage location in Maryland, and move to the location in Hanover, and are planning to add a third shift. Planner Elksnis questioned if there would be sufficient parking. Mr. Fish stated that the current parking accommodates 96 spaces, and will increase to 117 spaces. Mr. Fish added they have submitted to York County Conservation District for the NPDES Permit, and have received administrative approval and waiting for technical review from DEP and the Conservation District. Planner Van de Castle had several questions regarding the space between the existing building and the planned freezer, how much space between the buildings, how tall, how will it be maintained. Mr. Fish stated that there will be a 40 ft space between the buildings as required by an International building code requirement for Fire separation. Mr. Fish is intending of landscaping rocks between the buildings. Mr. Brough, stated the connecting corridors will be about 18 feet high, with 16-foot doors for forklift traffic. Planner Van de Castle asked there will be fencing blocking access in between the buildings. Mr. Fish stated that there is a retaining wall along York Street, and there will be exterior lighting. Mr. Brough added that there will be a fence on the retaining wall as it is required by code. Engineer Bortner added that the current basin is not fenced, and under the current Stormwater Management Ordinance a 4 ft chain link fence is required. Mr. Fish added that will be addressed.

**Public Comments:** There were none.

The meeting was adjourned at 8:03 p.m.

Respectfully submitted,

Donna M. Sweeney,  
Recording Secretary