

PENN TOWNSHIP PLANNING COMMISSION
MARCH 2, 2017

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

The planners approved the February 2, 2017 Planning Commission minutes as submitted.

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

The planners reviewed the following waiver or exoneration requests: None

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

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

P03-30 – MUSTANG POINTE, Mummert Enterprises, 8 Stuart Avenue, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone. There was no action taken on this plan.

P04-25 – SOUTH HEIGHTS, J. A. Myers Building & Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fifty-nine (59) single-family building lots. The property is located within the southeast intersection of Cooper Road and Westminster Avenue, in the R-22 zone. There was no action taken on this plan.

P15-14 – HANOVER STORAGE, LLC, Hanover Storage, LLC, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan submitted in order to construct mini-storage warehouses. The property is located at 900 Old Ridge Road in the Industrial Zone. There was no action taken on this plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The meeting adjourned at approximately 7:40 pm

Respectfully submitted,

Angela M. Hallett, Recording Secretary