

PENN TOWNSHIP PLANNING COMMISSION
JUNE 1, 2017

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

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

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

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

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

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

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

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

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

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

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

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

There was no action taken on this plan.

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

There was no action taken on this plan.

P04-25 – SOUTH HEIGHTS, J. A. Myers Building & Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fifty-nine (59) single-family building lots. The property is located within the southeast intersection of Cooper Road and Westminster Avenue, in the R-22 zone.

There was no action taken on this plan.

P16-06 – BROOKSIDE HEIGHTS – PHASE 3, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan to create eighty-five (85) residential lots to construct single family attached and multifamily dwellings. The property is located east of South Center Street and west of Meadowbrook Drive in the R-8 zone.

There was no action taken on this plan.

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully submitted,

Angela M. Hallett, Recording Secretary