

PENN TOWNSHIP PLANNING COMMISSION  
JANUARY 8, 2015

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, January 8, 2015 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Henry Senatore, and William Woodward along with Township Engineer Eric Bortner and Zoning Officer Swanner. Planners David Baker and Stephen Roth were absent.

The planners approved the December 4, 2014 planning commission minutes as submitted.

The Planning Commission took action to reorganize. Planners Felix/Klunk nominated Ray Van de Castle chairman. Motion carried. Planners Felix/Senatore nominated Joseph Klunk vice chairman. Motion carried.

The planners received the following zoning appeals and made the following recommendations to the zoning hearing board:

**Z15-01 - Dawg Gone Bees, LLC, Jacki Mack, 832 W. Middle Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Use Regulations) in order to operate a mead making business. The property is located at 832 W. Middle Street in the R-8 zone.**

Jacki Mack, represented the request. She stated that she had applied for a wine license through the state to make mead. The Township was notified as part of the process and the applicant was notified that a special exception was needed. The business was previously located near Lock Haven but they moved to this area after her husband had been transferred for his job. She was not aware that she needed to have a permit to run a home occupation. She had been selling honey products at the local markets and now would like to add the making of mead to the product line. She stated that there would be no disposal problems and no deliveries would be made to the property. There would not be a tasting room at the home. It would only be production. The product is made with five gallon buckets. They make the product every few weeks. The land lord has no problem with the business in the house. The state has been notified of the zoning issues and the license and inspections have been put on hold until the applicant has her zoning approval.

There is only one hive at the 832 W. Middle Street but they have other hives throughout York and Adams County. They bring the honey to the home. They do need approvals from the USDA and the Pa Department of Agriculture. The process was explained for the making of the product and how much they would produce a year.

The limited winery license would allow them to produce up to 120,000 gallons of product per year.

The applicant provided proof from the owner that they approved of the use.

Planners Klunk/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-01-Dawg Gone Bees, requesting a special exception to Section 202.2 (Use Regulations) in order to operate a mead making business as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e) with the stipulation that they can only produce 2000 gallons per year. Motion carried 5-0.

**Z15-02 - Amy Smith, 105 Littleton Drive, Hanover, PA 17331. Applicant is requesting a variance and interpretation to Section 400.2 (Front, Side and Rear Setback of Buildings on Built-up Streets) and a special exception to Section 407.2 (Expansion and Alteration) in order to construct an addition. The property is located at 105 Littleton Drive in the R-15 zone.**

Amy Smith, represented this request. She would like to construct an addition to her house that is 22' x 50'. Neil Metsker, L S C Design, was present with a plan. The lot is non-conforming lot under the current zoning ordinance. They were looking for an interpretation of the zoning ordinance due to the lot being a corner lot and the addition not meeting the set back requirements. They would like the interpretation of the average setbacks of the lots. The addition would have a twenty eight foot setback on the Littleton Drive side and a twenty five foot setback on the Marietta Avenue side. They are requesting a variance in case the interpretation is not in their favor. The special exception is to maintain the existing setback along Marietta Avenue. Some of the neighbors have varying setbacks. Mr. Metsker also noted section 406 of the zoning ordinance.

Planners Senatore/Woodward moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-02 - Amy Smith, requesting a variance to Section 400.2 (Front, Side and Rear setback of building on built - up streets) as it meets the requirements for a variance as set forth in Section 502.3 a) thru f) and a special exception to Section 407.2 (Expansion and Alteration) in order to construct an addition, as it meets the requirements of a special exception as set forth in Section 503.3 a) thru e). Motion carried 5-0.

The Planners received the following waiver or exoneration requests: None.

The Planners reviewed the following Subdivision/Land Development 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.

**P04-26 – STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone.** There was no action taken on this plan.

**P06-23 -BROOKSIDE AVENUE TOWNHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone.** There was no action taken on this plan.

**P07-27 – STERLING BROWN, 200 High Rock Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located on Youngs Road in the R/C zone.** There was no action taken on this plan.

**P08-20 – PARK HILLS MANOR, N.W. corner of Manor Street and Hammond Avenue, Hanover, PA, 17331. A preliminary subdivision/land development for 9 townhouse units in the R-8 zone.** There was no action taken on this plan.

**P09-10 - AMERICAN HOME CONTRACTORS LLC, Patrick Buhl, P.O. Box #132, Glenville, PA 17329. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 792-792 Baltimore Street in the Highway/Business Zone.** There was no action taken on this plan.

**P10 – 12 – YORK VILLAGE APARTMENTS, LCL – York Village Associates, L.P., 199 Baldwin Road, Suite 140, Parsippany, NJ 07054. A preliminary/final reverse subdivision and land development plan submitted in order to construct two (2) multi-family dwellings consisting of 15 units total and office building. The property is located on West Alvin Avenue in the A/O zone.** There is no action taken on this plan.

**P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone.** There was no action taken on this plan.

**P14-08 - BROOKSIDE HEIGHTS - PHASE 2, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single - family attached dwellings. The property is located south of York Street and east of Brookside Avenue in the R-8 zone.** There was no action taken on this plan.

**P14-13 - THORNBURY HUNT, Royal Building, Inc., 160 Ram Drive, Hanover, PA 17331. A final subdivision and land development plan submitted in order to create thirty-six (36) lots to construct single-family residential building lots. The property is located on the west side of Beck Mill Road in the R-22 zone.** There was no action taken on this plan.

Engineer Bortner discussed the Aquaphoenix plan that had been previously recommended for approval by the Planning Commission and subsequently approved by the Board of Commissioners. The owner had problems getting it signed by Med Ed and did not make the ninety day filing deadline to have the plan recorded at York County. They are requesting to have the plan reapproved. The plan was approved by the Board of Commissioners on the September 15, 2014 as P13-05 Aquaphoenix.

Planners Van de Castle/ Senatore made a favorable recommendation to the Penn Township Board of Commissioners on P15-03 Aquaphoenix. Motion carried on a 4-1 vote with Planner Felix casting the dissenting vote.

The meeting adjourned at approximately 7:35 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary