

PENN TOWNSHIP PLANNING COMMISSION  
DECEMBER 4, 2014

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, December 4, 2014 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, David Quinn, Henry Senatore, and David Baker along with Township Engineer Eric Bortner and Zoning Officer Swanner. Planner Stephen Roth was absent with notice.

The planners approved the November 6, 2014 planning commission minutes as submitted.

The Committee thanked David Quinn for his service since he has submitted his resignation effective December 31, 2014.

The planners received the following zoning appeals and made the following recommendations to the zoning hearing board: **None**.

The Planners received the following waiver or exoneration requests:

Herbert, Rowland & Grubic, Inc., on behalf of Joseph A. Myers is requesting waivers to Section 509 (a) (Lot Depths) and Section 509 (a) (Double Frontage Lots) of the Penn Township Subdivision and Land Development Ordinance for Mustang Heights. In addition, they are requesting a waiver to Section 306.B.4 (Detention and Retention Basins-Fencing) of the Penn Township Stormwater Management Ordinance in regards to their Mustang Heights plan.

Brian Reisinger, P.E., HRG, and Jeff Stough, J.A. Myers represented this request. York County Planning Commission comments have been received for this plan. The requests are being made because the property is located in the steep slope zone and has a stream and wet lands upon it.

Planners Quinn/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver of 509 (a) Lot Depths of the Township's Subdivision and Land Development Ordinance for the Mustang Heights plan. Motion carried on a 6-0 vote.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver to Section 509 (a) Double Frontage Lots of the Township's Subdivision and Land Development Ordinance for the Mustang Heights plan. Motion carried on a 6-0 vote.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver to Section 306.B.4 Detention and Retention Basins - Fencing of the Township's Stormwater Management Ordinance for the Mustang Heights plan. Motion carried on a 6-0 vote.

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.

**P14-02 - MUSTANG HEIGHTS, J.A. Myers Building and Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision and land development plan submitted in order to create twenty three (23) lots to construct single family detached dwellings. The property is located at 361-363 Black Rock Road in the R-15 zone.**

Jeff Stough, J. A. Myers, represented this plan. Township Engineer Bortner noted that the plan still references Supervisors instead of Commissioners. There was some discussion about the placement of the traffic control devices. The traffic control plan was reviewed.

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

**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.**

Jeff Stough, J. A. Myers, represented this plan. York County Planning Commission comments have been received but the plan has not been revised. There was discussion on the inability of Brian Lane to be dedicated to the Township because the ownership of two lots can not be determined between J. A. Myers and Bon Ton Builders. Neither builder is adequately providing proof of ownership. Engineer Bortner stated that another plan would need to be submitted showing Brian Lane being able to be dedicated to the Township. The Township will check with the Solicitor regarding the road dedication and the correct lots that belong to Thornbury Hunt. The road names will be changed.

The Board of Commissioners will be holding a public hearing on December 17, 2014 at 7:00 p.m. at the library to discuss the comprehensive plan.

One of the members expressed concern about the Burkentine subdivision on the Breezewood driveway and the installation of the grass plot.

The meeting adjourned at approximately 7:45 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary