

PENN TOWNSHIP PLANNING COMMISSION
FEBRUARY 6, 2014

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, February 6, 2014 at the Penn Township Municipal Building. Also present were planning members David Quinn, Wendell Felix, Joseph Klunk, Stephen Roth, Henry Senatore and David Baker along with Zoning Officer Matt Swanner and Township Engineer Eric Bortner.

The planners approved the January 2, 2014 planning commission minutes as submitted.

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

Z14-01 - BENJAMIN E. SIEGRIST, 1770 Oregon Pike, Lancaster, PA 17601. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a mobile home that does not meet side yard setback requirements. The property is located at 60 Bowman Road in the R-8 zone.

The applicant has asked to table the case to next month. The Planners consented.

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.

P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Lancaster, PA 17603. A final subdivision plan submitted in order to create twelve (12) lots to construct single-family detached dwellings. The property is located on east side of Breezewood Drive approximately .5 mile south of York Street in the R-8 zone. There was no action taken on this plan

P13-05 – AQUAPHOENIX SCIENTIFIC, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a manufacturing and warehouse building. The property is located at 12 Industrial Drive in the Industrial Zone. There was 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.

P13-17 - ANDREW Y. BROUGH and SHARON L. BROUGH, 6895 E. Moulstown Road, Hanover, PA 17331. A final add-on subdivision plan submitted in order to create an agricultural add-on lot. The property is located at 6893 E. Moulstown Road in the R-40 zone.

Andrew Brough represented this request. The Brougs are creating an add-on lot in order to keep the property in Clean and Green. The primary parcel is 3.57 acres and is the original parcel with the home. The proposed subdivision is contiguous with the primary parcel. The property is going to be sold to Mr. Brough's son. The parcel when subdivided and added on will be just over thirty-two acres and be able to be kept in the Clean and Green program. There is no construction proposed for the lot and no public utilities. The homes on the property are located in Heidelberg Township and their Board has approved the plan. The Township line goes through the parcel. The access will remain the same. Mr. Bortner stated that there was a very similar plan submitted last year across the street for an add-on. Mr.

Brough had sold a piece of land to his neighbor. Engineer Bortner stated that York County Planning Commission was not pleased with how Heidelberg handled the subdivision process. He further stated that the Township has handled similar plans the same way they are processing the current Brough plan. Mr. Brough explained that Solicitor McConely of Heidelberg, after reviewing their subdivision ordinance, felt that this plan was not subject to a subdivision review and therefore not required to be submitted to the York County Planning Commission.

York County Planning Commission did not agree with that interpretation but Heidelberg is not going against the advice of their solicitor and stands by the signing of the plan without a formal review. Mr. Brough went through the process required by Penn Township and submitted the plan to the York County Planners. He feels that comments supplied by York County Planning Commission are excessive for the plan but will work with the Township to address their concerns. Mr. Brough stated that this is basically a rewriting of the deed and a transfer between father and son. Only about half of the parcel is located in Penn Township. Mr. Brough was concerned about adding the clear site triangles as required by York County. Township Engineer Bortner stated that he had no problem with the York County comments if the plan was a Penn Township lead plan but the plan is a Heidelberg plan, which they have already approved. It would be up to the township planners if they want to require the applicant to comply the comments from the York County Planners.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 7-0 vote.

Planner Klunk informed the Commission that the Comprehensive Plan would soon be available for review by the Planners. There is a tentative joint open house meeting of the Hanover Borough and Penn Township Planning commissions scheduled for March 31, 2014. Each planning commission will be able to review the plan at their public meeting following the hearing. The comprehensive plan web site is up to date with the most recent information from the last meeting. The zoning ordinance can be updated after the completion of the update of the comprehensive plan. The process of updating the ordinance was explained. The subdivision and land development ordinance will also be reviewed following the completion of the comprehensive plan. The Township may choose to work with Hanover Borough on both of these projects.

The meeting adjourned at approximately 7:31 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary