

PENN TOWNSHIP PLANNING COMMISSION
MARCH 12, 2015

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, March 12, 2015 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, David Baker, Henry Senatore and William Woodward along with Township Engineer Eric Bortner and Zoning Officer Swanner.

The planners approved the February 5, 2015 planning commission minutes as submitted.

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

There were no zoning cases submitted to the Planning Commission for review. The regularly scheduled Planning Commission meeting on March 5 was cancelled due to snow. The zoning cases proceeded to the Zoning Hearing Board for consideration.

The Planners received the following waiver or exoneration requests:

GHI Engineers and Surveyors, on behalf of Apio, Inc. is requesting a waiver to Section 605 (Landscaping and Bufferyards) and to Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance in regards to their Hanover Plant Expansion plan. The property is located on Industrial Drive.

Gerry Funke, GHI Engineers and Surveyors represented this request. They are requesting a waiver of the landscaping and bufferyards. This is for the front yard buffer due to the combination of lot shape and providing adequate site distances for the access drives leaving little to no space to place a streetscape to meet the intent of the ordinance. The building sits over 650 feet behind street right-of-way creating little to no visual impairment and the property sits within an existing industrial zone. They are also requesting a waiver of the environmental impact study since the proposed work will be outside of the existing wetlands and flood plain.

GHI Engineers and Surveyors, on behalf of Apio, Inc. is requesting a waiver to Section 507.b (Access Drives) of the SALDO and a waiver to Section 306.B.4.a (Fencing) of the Storm Water Management Ordinance in regards to their Hanover Plant Expansion plan. The property is located on Industrial Drive.

Gerry Funke, GHI Engineers and Surveyors represented this request. Mr. Funke stated that there is a conflict between the zoning ordinance and the subdivision and land development ordinance with regards to access drives. The SALDO states that access drives within ten (10) feet of a street right of way line shall not exceed twenty feet or be less than ten feet wide. The Zoning Ordinance states that in no case shall any access drive cart way be less than eighteen (18) feet wide. APIO is requesting a

twenty four foot wide driveway. They want to keep the employee traffic away from the truck traffic. They are requesting a waiver of the fencing around the storm water management basin because it is in the Industrial Zone and not in a residential zone.

Planners Felix/Baker moved for a favorable recommendation on GHI Engineers and Surveyors, on behalf of Apio, Inc., requesting a waiver to Section 605 (Landscaping and Bufferyards), Section 404 (Environmental Impact Studies, and Section 507.b (Access Drives) of the Penn Township Subdivision and Land Development Ordinance and Section 306.B.4.a (Fencing) of the Storm Water Management Ordinance. Motion carried on 6-0 vote.

Sharrah Design Group, Inc., on behalf of High Pointe, LLC is requesting a waiver to Section 405.q. (Final Plan Requirements) in regards to their High Pointe at Rojen Farms – Parcels B & C Plan.

Jim Piet, High Pointe, LLC, represented this request. He stated there is a small portion of property in Penn Township on the High Pointe at Rojen Farms – Parcels B & C Plan. There is no development being proposed on the Penn Township property. The West Manheim Planning Commission has recommended approval of the plan.

Planners Klunk/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on Sharrah Design Group, Inc., requesting a waiver to Section 405.q (Final Plan Requirements). Motion carried on 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.

P14-08 - 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.

P15-01 – PINEBROOK – PHASE I, Pinebrook Villas, LLC, 330 Dubbs Church Road, Hanover, PA 17331. A final reverse subdivision submitted in order to combine existing lots. The property is located on Breezewood Drive in the R-15 zone.

Scott Barnhart, Burkentine and Sons, represented this plan. Mr. Barnhart gave an update on the construction of the plan. They are going to reverse subdivide the fee simple lots along Breezewood Drive and join them with the other lot. The property will not be sold but the units will be within a condominium arrangement. There was discussion about the access being closed off. Mr. Barnhart stated concerns about installing a fence and having people parking up against the fence. It was suggested that the no parking along Breezewood Drive be included on the plan. There was some discussion about how trash will be picked up in the development. There was discussion on when the no parking signs would be posted.

Planners Baker/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners on plan P15-01 Pinebrook-Phase 1 contingent on the gate being installed. Motion carried on a 6-0 vote.

P15-02 – ADD-ON TO MARBURG GARDENS, Samuel M. & Karen G. Lehigh, 450 Bankert Road, Hanover, PA 17331. A final add-on subdivision submitted in order to add on to an existing lot to the lands of the cemetery. The property is located at 2510 Grandview Road in the R-40 zone. There was no action taken on this plan.

P15-04 – HIGH POINTE AT ROJEN FARMS – PARCEL B & C, Woodhaven Building & Development, Inc., 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan submitted to separate parcels B & C for title conveyance. The property is located north of Fairview Drive and east of Beck Mill Road in the R-40 zone.

Jim Piet, High Pointe LLC, represented this request. York County Planning Commission comments went to West Manheim since the comments were concerning their regulations. Engineer Bortner's comments were addressed.

Planners Baker/Woodward moved for a favorable recommendation to the Penn Township Board of Commissioners on P15-04 – High Pointe at Rojen Farms. Motion carried on a 6-0 vote.

P15-06 – EDWIN D. JR. & BRENDA K. KROUT, J.A. MYERS BUILDING & DEVELOPMENT, INC., 160 Ram Drive, Hanover, PA 17331. A final subdivision plan submitted to create two (2) single family detached dwelling lots. The property is located at 361-363 Black Rock Road in the R-15 zone.

The plan will create two single family detached dwelling lots. York County Planning Commission comments have been received. Township Engineer Bortner comments have been addressed.

Planners Baker/Klunk moved for a favorable recommendation to the Penn Township Board of Commissioners on P15-06 Edwin D. Jr. and Brenda Krout. Motion carried on a 6-0 vote.

P15-08 – APIO, INC. – HANOVER PLANT EXPANSION, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an addition for manufacturing and warehouse. The property is located at 26 Industrial Drive in the Industrial Zone.

Gerry Funke, GHI Engineers and Surveyors, represented this plan. York County Planning Commission comments have been addressed. Township comments have been addressed.

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

Review and make recommendations on subdivision and land development ordinance amendment.

The Planning Commission was provided a memo from the Township regarding a change in the Subdivision and Land Development Ordinance amending the recreation fee dedication. This amendment will meet the Municipalities Planning Code regulations. Planner Klunk noted that the Township currently has three recreation areas with three different accounts and only the funds from within a particular recreation area can be used in the district it was received in. This amendment would change that and allow recreation fees to be used anywhere within the Township. Planner Felix explained the current process if funds are requested for repayment. He also explained the intent of the Board of Commissioners to develop the Community Park. There was some discussion about the recreation area and plans within Penn Township.

Planners Baker/Woodward moved for a favorable recommendation to the Penn Township Board of Commissioners on the Subdivision and Land Development Change. Motion carried on a 6-0 vote.

The Planning Commission received a request from GHD for review and comment on the Penn Township Act 537 Sewage Facilities Plan. There was a brief discussion on the plan.

Planners Baker/Van de Castle moved for a favorable recommendation on the Plan. Motion carried on a 6-0 vote.

The meeting adjourned at approximately 8:12 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary

