

PENN TOWNSHIP PLANNING COMMISSION
APRIL 2, 2015

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, April 2, 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 Matt Swanner.

The planners approved the March 12, 2015 planning commission minutes as submitted.

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

Z15-09 – ALDUS BREWING CO., 101 Little Bridge Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) and to Section 612 (Expansion of Nonconformity) in order to extend hours at an existing brew pub. The property is located at 555 Centennial Avenue in the R-15 zone.

James Yingst, attorney and Jason J. Mininger, owner represented this request. This is Aldus Brewing's third request before the Planning Commission. They have converted a portion of the old Snyder's facility along Granger Street into a brewery and brew pub. They would like to extend the hours of the brew pub as a reaction of public demand and from increased competition in the Borough of Hanover. They would like to keep the facility opened to ten o'clock at night on Wednesday thru Saturday. Mr. Mininger stated that a lot of customers cannot get to his facility before last call which is currently 7:45 p.m. He would like to expand the hours to give people an opportunity to experience his facility. He also has received increasing competition from the businesses located in the Hanover Borough because they can be opened earlier and later. There will be no additional employees and there would be no other changes to the facilities. Under the new hours last call will be at 9:30 p.m.

Planners Baker/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing on case Z15 -0 9 Aldus Brewing, Co., requesting a special exception to Section 407.2 (Expansion and Alteration) and to Section 612 (Expansion of Nonconformity) in order to extend hours at an existing brew pub as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 5-1 vote with Planner Felix casting the dissenting vote.

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.

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. There was no action taken on this plan.

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.

P15-08 – 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. There was no action taken on this plan.

P15-03 – AQUAPHOENIX – 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 12 Industrial Drive in the Industrial Zone. This plan was previously approved by the Board of Commissioners but not recorded with York County. There was no action taken on this plan.

Penn Township received a request dated March 19, 2015 from Apio for a Local Economic Revitalization Tax Assistance (LERTA) designation and the Planning Commission may provide a recommendation if they so desire.

Blanda Nace and Kanetha Hansen, York County Economic Alliance and Jason Frost, Plant Manager of Apio, Inc., represented request. Mr. Nace explained the LERTA designation and the process that needs to be taken. He explained that the APIO property is currently underdeveloped and that is why it is eligible for the LERTA designation.

Jason Frost, Plant Manager APIO Inc., explained that APIO is looking to expand and have a plan preliminary approved by the Planning Commission. This plan is anticipating an expansion of eight production lines which would equate to about 250 jobs. About fifty of the jobs will be skilled or salaried jobs and about two hundred would be production jobs. They currently have forty employees at this facility. He explained the total costs of the addition. Mr. Frost also stated that APIO is looking at two locations to expand and the LERTA would help with the decision. Mr. Frost stated that APIO is anticipating moving as soon as possible and would like to have new lines up and running by January 2016. Mr. Frost explained how the plant would expand. Currently the plant ships twenty four seven but production is only run five days a week. This will change with the expansion.

Mr. Nace stated that the LERTA is only on the addition and not on the existing property and improvements. The LERTA will start upon completion of the project. Mr. Nace stated that

the estimated amount of tax for the Township would be about \$5,600. The amount to the York County and the South Western School District would be more.

The Township has to take the lead to designate the LERTA boundary.

Planners Woodward/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on a request for a LERTA designation for the expansion of 26 Industrial Drive. Motion carried on a 5-1 vote with Planner Senatore casting the dissenting vote.

Manager Rodgers presented the proposed change for the subdivision and land development ordinance for recreation fees. This change would combine the three recreational districts into one recreation district for developer's fees. The Planning Commission had previously made a recommendation approving the change but York County Planning recommended not adopting the original change as proposed. The comments were addressed and included in the revision.

Planners Baker/Senator moved for a favorable recommendation to the Penn Township Board of Commissioners on the change to the subdivision and land development ordinance regarding recreational fees. Motion carried on 6-0 vote.

The meeting adjourned at approximately 7:40 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary