

PENN TOWNSHIP PLANNING COMMISSION
MAY 7, 2015

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, May 7, 2015 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Henry Senatore, William Woodward and Barbara Mahan along with Township Engineer Eric Bortner and Zoning Officer Matt Swanner. Planner David Baker arrived at 7:05 pm. Chairman Van de Castle welcomed Planner Barbara Mahan to the planning commission.

The planners approved the April 2, 2015 planning commission minutes as submitted.

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

Z15-10 – ASHLEY MOORE, 120 Charles Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 300.3 (Fences and Walls) in order to erect a fence in the front yard that exceeds the maximum height. The property is located at 120 Charles Avenue in the R-8 zone.

Alexander Genal represented this request on behalf of Ashley Moore. Mr. Genal stated that he is Ms. Moore's boyfriend and father of her triplets. Ms. Moore would like to install a fence in the front yard that is five feet tall to allow the boys to play outside. The ordinance allows a three foot fence in the front yard. The fence would extend from the front yard around to the side and rear yards were it can be six foot tall. The property is not very large. The adjoining property has a fence. Mr. Genal stated that both the trees that were in the front yard have been removed. The fence can be placed on the right of way line. The fence will run across the driveway and will have a gate for access.

Zoning Officer Swanner stated that lot size is not considered a hard ship for a variance since the applicant was aware of the dimensions when the lot was purchased. Ms. Moore has been diagnosed with Lupus. Mr. Genal stated that Ms. Moore will be attending the Zoning Hearing Board meeting on May 12, 2015. A variance request would not be needed if she would install the five foot fence in the side and rear yards.

Planners Klunk/Felix moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case Z15-10 – Ashley Moore requesting a variance to Section 300.3 (Fences and Walls) in order to erect a fence in the front yard that exceeds the maximum height, as it does not meet the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 5-1 vote with Planner Senatore casting the dissenting vote and Planner Baker abstaining.

Z15-11 – ANTHONY & ROBIN BAUMMER, 34 Industrial Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to renovate /expand an existing legal non-conforming structure. The property is located at 34 Industrial Drive in the Industrial Zone.

Robin Baummer represented the request. They would like to put an addition on the farm house that was built in 1860 to utilize it for the family home. The farm house is grandfathered under the current zoning ordinance. The existing summer house will be removed. The property is an existing non conformity and they want to expand it which requires a special exception. Ms. Baummer stated they could not find any historical significance of the home except that the original owners owned what is now the Industrial Park. The wood being used for the construction will be coming from the adjacent sawmill. No one has lived in the farmhouse since 2005 when the Baummer's purchased the property.

Planners Baker/Woodward moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-11 – Anthony and Robin Baummer requesting a special exception to Section 407.2 (Expansion and Alteration) in order to renovate/expand an existing legal non-conforming structure as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 7-0 vote.

Z15-12 – ROBERT MOSKO, 555 Baltimore Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to construct an addition to an existing legal non-conforming structure. The property is located at 555 Baltimore Street.

Robert Mosko represented this request. Mr. Mosko stated that a business is being operated out of the home located along Baltimore Street. The house was built in 1910 and was purchased by the applicant in the late 1990's. The business is allowed in the zone but the space is too small for the business. They want to expand the house back to the original size as indicated by remnant's of a foundation found in the backyard. The addition will remain in line with the existing setback but will go deeper into the lot. They are trying to keep the house as original as possible. The existing porch will be moved to the end of the addition. There is about 178 feet from the back of the house to the alley. The addition will have footers but they will maintain the current access to the basement of the house.

Planners Klunk/Baker moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-12 – Robert Mosko requesting a special exception to Section 407.2 (Expansion and Alteration) in order to construct an addition to an existing legal non-conforming structure, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 7-0 vote.

The Planners received the following waiver or exoneration requests:

Burkentine & Sons on behalf of Bryce and Bryan Burkentine are requesting a waiver to Section 603 (Sidewalks) of the Penn Township SALDO in regards to 11 and 22 Amanda Avenue.

Scott Barnhart, Burkentine and Sons, represented this request. Mr. Barnhart stated that these are last vacant lots in this development. Burkentine will be building single family homes on the lots and there is no other sidewalk in this section of the development. They would like the

sidewalk requirements waived for these two lots so they are the same as the other homes in the neighborhood. The newer portion of the development has sidewalks.

Planners Senatore/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on the request. Motion carried on 4-3 vote with Planners Klunk, Van de Castle, and Felix casting the dissenting votes.

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.

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.

P15-02 – 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.

Tom Garver, Mt. Olivet Cemetery owner, represented this request. Mr. Garver stated that this subdivision straightens the property line of the cemetery adjacent to the Lehigh farm. Columbia gas will be installing a new line within most of the new property and will be maintaining the old line that they have. A special exception has been received that no new burials will be located on this section. The old gas line was installed in 1950 and the locations of the lines prevent the expansion of the cemetery. Mr. Garver had to move some facilities when the gas company installed the new line on his property. He will be locating those on a part of this property. The special exception also included that the lot would not be subdivided again.

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

P15-09 – BRUCE L. JONES, CONTRACTOR, INC. GHI Engineers & Surveyors, 213 Carlisle Street, Hanover PA 17331. A final land development plan submitted in order to construct an addition for a warehouse. The property is located at 35 Spring Garden Avenue in the Industrial zone.

Bruce Jones, owner, represented this request. Mr. Jones stated that he wants to add a four hundred square foot building to his property for warehousing and office staff. He stated that he had an approved plan for a similar structure but it has expired. The addition will cover the

current paved parking lot. The plan that the Commission is reviewing addresses staff's comments.

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

The meeting adjourned at approximately 7:52 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary