

PENN TOWNSHIP PLANNING COMMISSION
JUNE 5, 2014

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, June 5, 2014 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Henry Senatore, David Quinn, David Baker along with Zoning Officer Matt Swanner and Township Engineer Eric Bortner. Planner Stephen Roth was absent.

The planners approved the May 1, 2014 planning commission minutes and the May 14, 2014 comprehensive plan meeting minutes as submitted.

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

Z14-07 - MICHAEL BURKENTINE, 1500 Baltimore Street, Hanover, PA 17331. Applicant is requesting a variance to Section 640.c (Side Setbacks) and special exception to Section 202.2 (Use Regulations) in order to construct townhouses that do not meet the side setback requirements. The property is located at the north side of the 800 block of W. Middle Street in the R-8 zone.

Doug Barmoy, Hanover Land Services, and Michael Burkentine, Burkentine and Sons, represented this request. The special exception request is to allow the single family attached dwelling in the R-8 zone. They will also need a variance to Section 640.c for the side setbacks. Mr. Barmoy stated that 640a requires a lot area of 1800 square feet minimum per unit. They are proposing a lot area of 3,370 square feet. Section 640b requires lot width to be eighteen feet and they are proposing twenty feet per lot. Section 640c requires fifteen feet set back for each side minimum. They are proposing fifteen feet on the exterior lot lines. They are proposing ten feet for the interior lot lines because they are separating the structure into two three unit buildings. This is the variance request. They are doing this to have the building fit into the existing neighborhood better. Section 640d does not allow more than eight dwelling units in any row. They are allowed 6.7 units based upon the acreage of the property. They are only proposing six units. Section 640f requires that all applicable general provisions listed in Article III of this Ordinance shall be enforced. They are adhering to that. Section 640g states that consideration shall be given to traffic problems. They are anticipating sixty vehicle trips per day assuming ten vehicle trips per day for each household. Mr. Barmoy stated that since they meet all requirements except for the setbacks they should be granted the special exception. Mr. Barmoy stated that if they put the unit together as one six unit building they could meet the required side setbacks.

There was some concern about the ten-foot side setback shown to the rear of unit six. Mr. Barmoy stated that this is a proposed drainage easement. The fifteen-foot side setback will be maintained. Mr. Barmoy stated that if the request is not granted that they could combine the two buildings and meet the requirements of the Ordinance. The plan shows lot two and lot five with stacked parking to keep the driveways at three feet from the property line. The property is located behind The Landing Restaurant and the old Pennville Fire Company. The lot currently contains a small building that was used by the fire company. Planner Klunk noted that as the fire company purchased properties they never had them combined into one lot and therefore they remained separate lots.

Zoning Officer Swanner stated that originally the Cooper's, who purchased the fire company, wanted to use the parcel for an overflow parking lot for the business they opened. The zoning division occurs down the adjacent alley between the Landing and this property. The property is in the R-8 zone

and the Landing is in the A-O zone. Zoning Officer Swanner felt that it was better to utilize the parcel for the zone it was designated.

Planners Quinn/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z14-07 Michael Burkentine requesting a variance to Section 640.c (Side Setbacks) and special exception to Section 20.2 (Use Regulations) in order to construct townhouses that do not meet the side setback requirements, as it meets the requirements for a variance set forth in Section 502.3 a) thru f) and the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 6-0 vote.

Z14-08 - KIM MOSES, 15 Overlook Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Use Regulations) in order to operate a home occupation for the production of beef jerky. The property is located 15 Overlook Drive in the R-8 zone.

Kim and Dakota Moses represented this request. Dakota Moses would like to produce beef jerky in a building on his parent's property. He currently is producing beef jerky at another location that has been approved by the Department of Agriculture. He began the business several months ago and has increased production to around the clock. His mother stated that he makes several trips a day to the facility to change the product in the dehydrator. The building at the home is the same size as the facility that he is currently utilizing. Mr. Moses is the only employee at this time. Mr. Moses has two retail locations in the Hanover Area. Mr. Moses stated that the smell from the process can be detected inside the building but not outside and it smells like beef cooking. The building they are looking to utilize has electric service but it will need to be upgraded. The product will not be sold from the house but will still be sold at the other two off site locations. A new production facility will require another inspection from the Department of Agriculture. The planners suggested that Fire Chief Cromer be contacted about providing an opinion on upgrading the electric in the shed.

Planners Baker/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z14-08 - Kim Moses, 15 Overlook Drive, requesting a special exception Section 202 (Use Regulations) in order to operation a home occupation for the production of beef jerky, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 6-0 vote.

The Planners received the following waiver or exoneration requests:

On behalf of APIO, Inc. (formally Greenline Foods), First Capital Engineering is requesting a waiver from formal land development submission in order to construct a parking lot expansion. The property is located 26 Industrial Drive.

William Gralski, First Capital Engineering, and Jason Frost, APIO, represented this request. APIO is proposing a parking lot expansion and will be installing a French drain for stormwater. This request was previously before the planners but there was a problem with the sewer right-of-way and the request was withdrawn. The sewer right-of-way issue has been resolved and the deed has been sent for recording. There was some discussion about the number of handicapped spaces required and that would need to be determined by the code officer. Mr. Gralski stated that they could install what was required.

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

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.

P14-01 - LEGACY BUILDING EXPANSION, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted in order to construct a building expansion for manufacturing and warehouse. The property is located at 300 Fame Avenue in the Industrial 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. There was no action taken on this plan.

P14-04 - GRANDVIEW PLAZA - UNIT 16, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an office building. The property is located at Grandview Plaza in the S/C zone. There was no action taken on this plan.

P14-05- VERIZON WIRELESS-ROUTE 216, Cellco Partnership d/b/a Verizon Wireless, 4642 Johnstown Road, Suite200, Harrisburg, PA 17109. A final land development plan submitted in order to construct telecommunications facility. The property is located at 590 McAllister Street in the R-8 zone.

Chris Knarr, Rettew Associates, represented this plan. Township Engineer Bortner stated that the plan had previously been before the planners during the zoning case. York County Planning Commission comments have been received.

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

The Planning Commission reviewed the draft Comprehensive Plan. The next public meeting will be a joint meeting between the Hanover Borough Council and the Penn Township Board of Commissioners.

Planners Van de Castle/Senatore moved for a favorable recommendation of the comprehensive plan to the Penn Township Board of Commissioners. Motion carried 6-0.

The meeting adjourned at approximately 7:45 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary