

PENN TOWNSHIP PLANNING COMMISSION  
JUNE 4, 2015

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, June 4, 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 was absent with notice.

The planners approved the May 7, 2015 planning commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations to the zoning hearing board: None.

The Planners received the following waiver or exoneration requests:

GHI Engineers & Surveyors, on behalf of Anita Miller, is requesting a waiver to Section 603 (Curbs, Gutters, & Sidewalks) of the Penn Township Subdivision and Land Development Ordinance in regards to a sketch plan submitted for review. The property is located on the east side of Beck Mill Road.

Ted Decker, GHI Engineers & Surveyors, and Anita Miller, owner, represented this request. Ms. Miller would like a waiver of the curbs, gutters, and sidewalks for your property located along Beck Mill Road. The sketch plan of the subdivision shows three residential lots fronting along Beck Mill Road. The property has some steep slopes along with a sanitary sewer right of way traversing the middle of the property. The closest curb and sidewalk to the property is the Whispering Run and Thornbury Hunt subdivisions on the south and on the north is the intersection of Beck Mill Road and Clover Lane. They are requesting the waiver since they feel that the improvements should be done at one time rather than piecemeal when individual lots are developed. Planner Felix explained that the request would only be for a temporary waiver of the improvements since the Township has right to require the improvements at any time.

Engineer Bortner stated that a design for the road was completed several years ago.

There was some discussion about how the curb and sidewalk would be installed if the waiver is granted. In the past the homeowner has been responsible for the installation of the curb and sidewalk when required by the Township. If the waiver is denied the Engineer would work on an improvement design that would meet future needs. It was suggested that the widening would need to be done if the curb was installed because of the existing storm water runoff problems. Engineer Bortner explained the current problems along the road.

Planners Klunk/Woodward moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this request except for a temporary waiver of the sidewalks. Motion carried on a 5-1 vote with Planner Felix casting the dissenting 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.

**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.

**P15-03 – 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.

**P15-10 – HILLSIDE MEDICAL CENTER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted in order to create two lots one for a medical facility and the second one for storm water management. The property is located at 250 Fame Avenue in the Industrial Zone.**

Gerry Funke, GHI Engineers and Surveyors, represented this plan. The purpose of this land is to remove a portion of the land from the condo association. York County Planning Commission comments have been received and addressed. Hanover Borough Planning Commission reviewed the plan since a small portion of the parking lot is located in Hanover Borough. Township Engineer Bortner's comments have been addressed.

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

**P15-11 - HANOVER FOODS WWTP IMPROVEMENTS, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A land development plan submitted to construct a wastewater treatment plant. The property is located at 1550 York Street in the Industrial Zone.**

Gerry Funke, GHI Engineers and Surveyors, represented this plan. Hanover Foods will be making improvements to their Waste Water Treatment Plant. They will be adding two new clarifiers and an anaerobic digester. Mr. Funke explained the process. There will be no improvements in Heidelberg Township. York County Planning Commission comments have been addressed.

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

**ANITA MILLER SKETCH PLAN, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A sketch plan submitted for review. The property is located on the east side of Beck Mill Road in the R-22 zone.**

Ted Decker, GHI Engineers and Surveyors, represented this plan. Mr. Decker stated that this is a sketch plan to get the recommendation of the Township before the owner prepares a land development plan. The sketch shows three residential units. The larger property will contain the steep slope zones. Engineer Bortner stated that there was concern about the installation depth of the sewer. There was some discussion about the sewer extension and how it would affect the

Gerber and Danner property if it is developed. Public water will also have to be extended by the property owner for the three lots. The sketch plan process was explained to the Planning Commission. A sketch plan is not a formally filed plan.

Township Manager Rodgers informed the Planning Commission that the Township will begin updating its Zoning Ordinance and Subdivision and Land Development Ordinance. If anyone on the Commission had comments with regards to the ordinances they could submit their comments to either the Township Engineer or the Manager.

The Comprehensive Plan is available on the website.

The meeting adjourned at approximately 7:55 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary