

PENN TOWNSHIP PLANNING COMMISSION
AUGUST 7, 2014

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

The planners approved the July 3, 2014 planning commission minutes as submitted.

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

Z14-11 - DAVID S. BAILEY, 3025 Nancy Street, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to enlarge front porch that encroaches into the front setback requirements. The property is located at 3025 Nancy Street in the R-15 zone.

Davis Bailey represented this request. The applicant would like to build a front porch on the right side of his house that would encroach five feet into the front setback. There are no curbs or sidewalks on Nancy Street. The porch will extend to the end of the house and have a roof over it. He intends to remove the existing garden in the front yard and build the porch in its footprint. The porch will be twenty two feet from the road. The Commission reviewed several pictures of the neighbor's porches.

Planners Baker/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z14-11 - David S. Bailey requesting a variance to Section 203.3 (Area and Bulk) in order to enlarge a front porch that encroaches into the front setback as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried 6-0.

The Planners received the following waiver or exoneration requests:

Hanover Land Services, Inc., on behalf of Michael Burkentine is requesting a waiver to Section 606 (Residential Individual Lamp Posts) of the Penn Township Subdivision and Land Development Ordinance for their preliminary/final subdivision plan. The property is located in the 800 block of West Middle Street.

Scott Barnhart, Burkentine and Sons, was present to represent the request. They would like to install residential lights on lots 1, 3, 4 and 6. Mr. Barnhart stated that he was aware that there was discussion at Public Works Committee meeting about installing the other residential lights to the rear of the facility and they would be able to do that. The existing street light will be in front of unit three. The Commission recommended that units one and six have the residential lights in the front and the other residential lights be installed in the back of the building. The existing dusk to dawn light will be removed.

Planners Felix/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on this request with the condition that the residential lights are installed on units one and six in the front of the building and residential lights are installed to the rear of the building for units two, three, four and five. 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 Brezewood 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.

P14-06 - REBECCA GOODERMUTH, 3121 Grandview Road, Hanover, PA 17331. A final ad-on subdivision plan submitted in order to add on to an existing adjoining residential lot. The property is located at 3121 Grandview Road in the R-15 zone.

Reg Baugher, Hanover Land Services, represented this plan. York County Planning Commission comments and Township Engineer comments have been addressed.

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

P14-07 - MICHAEL BURKENTINE, 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create six (6) lots to construct single family attached dwellings. The property is located in the 800 block of West Middle Street in the R-8 zone.

Scott Barnhart, Burkentine & Sons represented the plan. The plan was previously reviewed under the waiver request. The comments from both York County Planning and the Township have been addressed.

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

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.

Scott Barnhart, Burkentine and Sons, and Ted Decker represented this plan. Mr. Barnhart stated that the next phase of this plan has been changed to address the zoning issue of the decks. There have been some decks approved in the setbacks for this subdivision as part of a zoning case for phase one. The fire hydrant issue on Fire Chief Cromer's comments has been addressed. Township Engineer Bortner's comments have been addressed. Lot dimensions have been added to some lots. York County Planning Commission comments have been addressed. They wanted additional information on the site data sheet. There are no deed restrictions. The sewage planning module and NPDES permits were previously submitted.

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

P14-09 - JANET P. RICE & ALLEN M. & AMY V. SMITH, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final re-subdivision plan submitted in order to consolidate two (2) single-family residential lots. The property is located at 5195 Grandview Road and 5 Rice Court in the R-22 zone.

Allen Smith, owner, and Gerry Funke, GHI Engineers and Surveyors, represented this plan. Mr. Funke stated that Mr. Smith was approached by the executors of the Rice estate about purchasing a portion of the property. The new lot is an odd shape lot due to the existing improvements on 5 Rice Court. The subdivided piece from the Rice property will be combined to the Smith property. Mr. Smith will have about twelve acres when the properties are combined.

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

P14-10 - WHISPERING RUN PHASE - 2C, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted in order to create twenty-one (21) lots to construct single-family residential lots. The property is located south and west of Pearl Drive and Bair Road in the R-22 zone.

A letter was read that Mr. Myers wished to withdraw the plan.

Planners Quinn/Baker moved to recommend withdraw of the plan. Motion carried 6-0.

Planner Senatore provided information with regards to how to improve parking in Penn Township. The Committee reviewed the information that was provided. The information will be forwarded to the Board of Commissioners for consideration when they update the zoning ordinance.

The meeting adjourned at approximately 7:59 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary