

PENN TOWNSHIP PLANNING COMMISSION
SEPTEMBER 3, 2015

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, September 3, 2015 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Henry Senatore, Barbara Mahan along with Township Engineer Eric Bortner and Zoning Officer Matt Swanner. Planners William Woodward and David Baker were absent with notice.

The planners approved the August 6, 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: 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.

Jeff Stough, J.A. Myers, represented this plan. He stated that there has been discussion about Cooper Road and clarification on the waivers granted. They are working on the preparing the road improvement plan. They have also had problems with adjoining property owners that they are trying to address.

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.

Jeff Stough, J. A. Myers Building & Development, represented this plan. Mr. Stough asked if the property was going to be rezoned and when it would happen. After some discussion,

it was noted that a court ruling allowed the plan to be built as part R-15 and part shopping commercial. The Board of Commissioners does not plan to rezone the property at this time. The Committee reviewed the proposed plan. There was some discussion about putting in a development similar to the one in Jackson Heights. It was noted that if the Commissioners are to approve another extension request they want to see a reasonable reason for the request. J. A. Myers Building and Development may submit a request for a variance or special exception for the property. There was some discussion about the street layout within the development. Mr. Stough stated that they will address the engineering comments.

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.

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.

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.

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. There was no action taken on this plan.

P15-12 – PENN TOWNSHIP/CATHY J. KWIATKOWSKI, Penn Township, 20 Wayne Avenue, Hanover, PA 17331. A final add-on subdivision submitted to add land to the Township’s Mullertown Pumping Station. The property is located at 1310 Westminster Avenue in the R-22 zone.

Penn Township Manager Kristina Rodgers represented this plan. The plan shows the acquisition of a small portion of the Kwiatkowski property by the Township to adjoin to the Mullertown Pump Station property. York County Planning Commission comments and Engineer Bortner’s comments have been addressed. The plan will be reviewed by West Manheim Township as part of the Kwiatkowski property is located within their jurisdiction.

Planners Felix/Mahan moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried.

P15-13 – HANOVER WESLEYAN CHURCH, c/o Dave Hoover, P.O. Box 861, Hanover, PA 17331. A final land development plan submitted in order to construct a house of worship. The property is located at Hickory Lane in the R-22 zone. There was no action taken on this plan.

P15-14 – HANOVER STORAGE, LLC, Hanover Storage, LLC, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan submitted in order to construct mini-storage warehouses. The property is located at 900 Old Ridge Rod in the Industrial Zone. There was no action taken on this plan.

P15-15 – D& R BEAN,LLC, D & R Bean, LLC, P.O. Box 41, Spring Grove, PA 17362. A final land development plan submitted in order to construct a food manufacturing, storage warehouse and offices facility. The property is located at 25 Industrial Drive in the Industrial Zone.

Warren Debnam, potential owner, represented the plan. Mr. Debnam stated that they would like to relocate their seasonal operation from 26 Industrial Drive to 25 Industrial Drive. Mr. Debnam stated that he is anticipating that the lease on their current building will not be renewed. They are going to use the existing buildings at 25 Industrial Drive. There may not be enough existing edu's at this property for the new use. The plan will address some storm water runoff issues. The existing home will be turned into a rental property. The property and the equipment on the property are tied up in receivership and bankruptcy court. Mr. Debnam will need to complete the work on the plan to utilize the property.

The meeting adjourned at approximately 7:50 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary