

PENN TOWNSHIP PLANNING COMMISSION
NOVEMBER 5, 2015

Vice Chairman Joseph Klunk called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, November 5, 2015 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, William Woodward, Henry Senatore, David Baker along with Township Engineer Eric Bortner and Zoning Officer Matt Swanner. Planners Ray Van de Castle and Barbara Mahan were absent with notice.

The planners approved the October 1, 2015 planning commission minutes as submitted.

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

Z15-20 – JOSEPH T. AND CAROL E. LANE, 61 Lion Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct a screened in porch that encroaches into the rear setbacks. The property is located at 61 Lion Drive in the R-15 zone.

Joseph and Carol Lane represented this request. Mr. Lane stated that currently there is a slab 24' x 15' on which they want to construct a screened in porch. There is a twenty foot alley to the rear of the property that was created when the development was constructed in 1990. Some of the right of ways for the alley remain and some of been absorbed by the property owners. The porch will be fourteen feet from the property line and twenty four feet from the center of the proposed alley.

Planners Baker/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-20 Joseph T. and Carol E. Lane requesting a variance to Section 203.3 (Area and Bulk regulations) in order to construct a screened in porch that encroaches into the rear setbacks as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on 5-0 vote.

The Planners received the following waiver or exoneration requests:

KPI Technology, on behalf of their client, D & R Bean, LLC, are requesting waivers to the following sections: Ordinance 728, Section 306 B-4 (a) (b) & (c) (Additional Stormwater Management Design Standards), Ordinance 407, Section 605 (Landscaping and Bufferyards) and Ordinance 623, Section 303.2 (d) (Development and Maintenance of Parking Facilities).

Engineer Bortner stated that the waiver of Ordinance 623 would have to be granted by the Zoning Hearing Board and could not be waived by the Penn Township Board of Commissioners.

Jeff Zeigler, KPI Technology, represented this request on behalf of D & R Bean. Warren Debnam, agent for D & R Bean, was also present.

D & R Bean purchased the property at 25 Industrial Drive and want to move their existing facility to this location. They are requesting a waiver of the fencing requirements for the stormwater facility. They would like the waiver because they are in an industrial zone. The total

depth of the pond is five feet. The maximum water in the pond for a one hundred year storm would be 3.75 feet. The longest water would remain in the pond is for twenty four hours. The planning commission expressed concern about the dwelling located on the property since it could be rented out to people with children. The Commission also expressed concern with the fact that children can ride their bikes to the area.

Planners Felix/Senatore moved for an unfavorable recommendation to the Penn Township Board of Commissioners on a waiver request to Ordinance 728, Section B-4 (a) (b) and (c) (Additional Stormwater Management Design Standards). Motion carried on a 5-0 vote.

Mr. Zeigler also requested a time extension of the landscaping and bufferyard requirements. They are requesting a waiver of three years. There will be a bond in place for the landscaping and the driveway.

Planners Baker/Woodward moved for a favorable recommendation to the Penn Township Board of Commissioners on a waiver request to Ordinance 407 Section 605 Landscaping and Bufferyards. Motion carried on a 5-0 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.

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.

P15-13 – 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.

Jeff Zeigler, KPI Technology, and Warren Debnam, agent for D & R Bean, LLC represented this plan. Some of York County Planning comments have been addressed. They have not received their approved NPDES permit. The Commission will review the revised plans at the next month's meeting. The Commission would not provide conditional approval.

The meeting adjourned at approximately 7:28 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary