

PENN TOWNSHIP PLANNING COMMISSION
December 3, 2015

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

The planners approved the November 5, 2015 planning commission minutes as submitted.

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

Z15-21 – SEAN SCHUMAN, 680 Gitts Run Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to construct an addition. The Property is located at 680 Gitts Run Road in the Industrial Zone.

Sean Schuman represented the request. Mr. Schuman would like to construct a 13' x 12' addition on to his house. The house is located in the Industrial Zone and the property is screened in by vegetation.

Planners Baker/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-21 Sean Schuman requesting a special exception to Section 407.2 (Expansion and Alteration) in order to construct an addition, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e. Motion carried on a 7-0 vote.

Z15-22-DIANA BASTIDA, 22 ½ W. Walnut Street, 2nd Floor, Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Use Regulations) in order to make homemade food for takeaway. The property is located at 10 Wirt Avenue in the R-8 zone.

Diana Bastida represented the request. Zoning Officer Swanner noted that this property is a previous nonconformity that has houses several businesses throughout the years. Ms. Bastida stated that they will be selling taco and quesidias for carryout. She will be renting out the downstairs facility and installing a kitchen. There is some parking on the property but there are several rental units that may or may not be rented. She will have signs and advertise on the internet. She will have her parents working for her. The business will be open 10-9 Sunday through Saturday. She will have three to four employees working on a shift. There was some concern about what other units are being rented out in the building.

Planners Baker/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-22 – Diana Bastida, requesting a special exception to Section 202.2 (Use Regulations) in order to make homemade food for takeaway as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on 5-2 vote with Planners Felix and Senatore casting the dissenting votes.

Z15-23 – WESLEY SENSENIG, 6999 Cannery Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Use Regulations) in order to convert an existing building into a three (3) unit multi-family dwelling. The property is located at 736 Baltimore Street in the R-8 zone.

Wesley Sensenig represented this request. This property was a former boarding house. The boarding house use had been given a special exception but the use has been abandoned for three years so the use was discontinued and the property needs to meet the current regulations. Each unit will need its own exterior entrance along with a kitchenette. The carport will be constructed into two bedrooms and incorporated into the downstairs unit. The front door will be the main entrance for the downstairs unit. There will be six parking spots in the rear of the property. There is concern about having parking at the front of the house and it was suggested to remove it because it will require a turn around. Fire Chief Cromer will need to inspect to make sure all of the fire codes are being complied with. There is a small shed and garage on the property. The property owner will not be living at the property. All the units will have three bedrooms.

Planners Senatore/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-23 – Wesley Sensenig requesting a special exception to Section 202.2 (Use Regulations) in order to convert an existing building into a three (3) unit multi-family dwelling, as it meets the requirements as set forth in Section 503.3 a) thru e). Motion carried on 7-0 vote.

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. 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.

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. There was no action taken on this plan.

P15-16 – HEIGHTS AVENUE, Burkentine and Sons, Inc., 330 Dubs Church Road, Hanover, PA 17331. A reverse subdivision and land development plan submitted in order to construct a nine (9) unit multi-family dwelling. The property is located at Peter and Heights Street in the R-8 zone. There was no action taken on this plan.

P15-17 – PINEBROOK-PHASE II, Pinebrook Villa, LLC, 330 Dubs Church Road, Hanover, PA 17331. A final reverse subdivision and land development submitted in order to create fourteen (14) multi-family dwelling units. The property is located on Breezewood Drive in the R-8 zone. There was no action taken on this plan.

The meeting adjourned at approximately 7:38 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary