

PENN TOWNSHIP PLANNING COMMISSION
JANUARY 2, 2014

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, January 2, 2014 at the Penn Township Municipal Building. Also present were planning members David Quinn, Wendell Felix, Joseph Klunk and David Baker along with Zoning Officer Matt Swanner and Township Engineer Eric Bortner. Planners Stephen Roth and Henry Senatore were absent.

The planners approved the December 5, 2013 planning commission minutes as submitted.

The Planning Commission then took action to reorganize. Planners Felix/Baker moved to keep the officers of the Planning Commission the same for 2014. Motion carried. Ray Van de Castle was elected chairman and David Quinn was elected vice chairman.

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

Z14-01 - BENJAMIN E. SIEGRIST, 1770 Oregon Pike, Lancaster, PA 17601. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a mobile home that does not meet side yard setback requirements. The property is located at 60 Bowman Road in the R-8 zone.

Zoning Officer Swanner stated that the applicant has requested that the case be tabled this month. Planners Van de Castle/Quinn moved to table the case to February. Motion carried 5-0.

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.

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.

P13-16 - WHISPERING RUN - PHASE 2B - FINAL PLAN - GHI Engineers & Surveyors, Inc. 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted in order to create thirty-three (33) single-family residential lots. The property is located south and west of Pearl Drive and Bair Road in the R-22 zone.

Doug Stambaugh, GHI, represented this plan. This is the third phase of Whispering Run. Phase 1 and 2A have been completed or are in the process of being constructed. Mr. Stambaugh provided a revised plan page three to address York County Planning Commission comments. Per Township Engineer Bortner all of York County Planning comments have been addressed. Originally, phase 2 and 2A were intended to be constructed in a single phase but Mr. Myers has broken them into separate pieces. Mr. Stambaugh reviewed some of the lot layouts and the clear sight triangles for the intersections. The improvements for Beck Mill road were completed during phase 1. Beck Mill road will be improved on the Thornbury Hunt side when that development is constructed. There was some discussion about the location of the Stonewicke development, which is to the east of the property.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried 5-0.

The meeting adjourned at approximately 7:13 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary