

PENN TOWNSHIP PLANNING COMMISSION
JANUARY 3, 2008

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on January 3, 2008 at the Penn Township Municipal Building. Present were planning members James Butt, Stede Mummert, Fred Marsh and Gary LeFevre. Also present were Township Engineer Bortner and Zoning Officer Menges.

The Planning Commission then took action to reorganize. Planners Mummert/Marsh moved to nominate Ray Van de Castle as Chairperson. Motion carried unanimously.

Planners Marsh/Mummert moved to nominate James Butt as Vice President of the Planning Commission. The motion carried unanimously.

The December 6, 2007 Planning Commission minutes were approved as submitted.

The Planners received the following zoning appeals and will make recommendations to the Zoning Hearing Board:

Z07-28 – JEFFREY GARBER & TODD GRIM, 1147 Eichelberger Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Uses by Right) in order to construct single-family attached dwellings. The property is located west of intersection at Manor Street and Hammond Avenue in the R-8 zone.

Jeffrey Garber and Todd Grim represented this request. This request had previously been before the planners for rezoning of the property, which has been granted by the Penn Township Board of Commissioners. They would like to build two units of four attached single-family homes on the property. These would be comparable to what is currently on Hammond Avenue. These homes would be thirty-two feet wide and built on a slab. The homes will each have a one-car garage that will be located at the front of the home as it faces Manor Street. Manor Street will be extended past the current turn in front of the homes. The elevations of the homes will be the same as those built by Mummert Enterprises in Logan's Landing. There is a small drainage stream located to the rear of the homes and behind the day care center. There will be a storm water retention facility that will be maintained by one of the homeowners rather than by any type of association. The Township has vacated the alley on the side where the day care facility is located. According to Zoning Officer Menges the developers will need to look at the existing street and alley adjacent to the homes and address storm water issues. The developers stated they have thought of installing a cul de sac at the end of the new street and installing a drain that would control storm water. The garages will be located underneath the home and will have a man door to the rear, which will allow the residents to access the rear of the property without walking around the unit. The applicants testified that they built similar homes on Front Street in McSherrystown. The plan shows them using the vacated Norwood Avenue, which is currently being used by Richard Krill in the building of his storage units. They do have a design for the storm water that will be created by the construction. Engineer Bortner stated the design would have to prevent flooding onto the day care facility, which already has problems with flooding. This property went through several special exception and variance requests that were denied prior to the rezoning request. There is channeling now at the storage facility, which was installed to help prevent additional run off in the area. There was some concern about the stream

to the rear and the bending in the stream because it accepts the runoff from as far away as Granger Street.

Planners Mummert/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z07-28 Jeffrey Garber and Todd Grimm requesting a special exception to Section 202.2 (Uses by Right) in order to construct single-family attached dwellings. The property is located west of intersection at Manor Street and Hammond Avenue as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on 5-0 vote.

The Planners received the following waiver or exoneration requests:

Group Hanover, Inc., on behalf of the Elizabeth Hostetter Subdivision is requesting a waiver from installing sidewalks. The property is located on Hickory Lane.

Gerry Funke, Group Hanover, Inc. represented this request. He is requesting a waiver of the sidewalk installation on the subdivision plan with the stipulation that if Lot #1 were ever developed sidewalk would be installed. There was some concern about the right-of-way in front of the existing home and if there would be enough room to install sidewalks and curbs. The existing sidewalk stops at the end of the Hickory Hills and Thornhill developments. Gold's Gym will be installing curb and sidewalk on their property at the corner of Hickory Lane and Broadway. The total lot area is 15.9 acres with a one-acre lot containing the home being subdivided. This will leave a parcel of 14.9 acres. There was some concern that a new owner may not be aware that they will be responsible for installing the sidewalk at such time as it is developed. The existing home does have a historic seal on it so it would be difficult to have it removed.

Planners Butt/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this request with the stipulation documented on the plan that when the property changes hands and is developed the sidewalk will need to be installed. Motion carried on a 5-0 vote.

Planner Marsh left the meeting at 7:30 p.m.

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.

P02-28 – GATEWAY HANOVER, (formerly Carlisle Crossing) c/o CBL Realty Associates 800 South Street, Ste. 395, Waltham, MA 02453. A final land development plan to construct a shopping center on Carlisle Street, North of Eisenhower Drive. The property is located in the S/C zone.

There was no action taken on this plan.

P03-03 – BOWMAN TRACT APARTMENTS, Baxter Investment Group, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan for thirty (30) unit multi-family complex located at 1300 Baer Avenue in the R-8 zone.

There was no action taken on this plan.

P03-05 – BREEZEWOOD DRIVE PROJECT, Wandering Streams, 50 Cambridge Drive, Hershey, PA 17033. A preliminary subdivision plan for twelve duplex units. The property is located on the East side of Breezewood Drive in the R-8 zone.

There was no action taken on this plan.

P03-06 – BROOKSIDE HEIGHTS, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan for a 233 unit residential community. The plan consists of duplex lots, condominiums, and townhouses. It is located on the East side of Brookside Avenue, in the R-8 zone.

There was no action taken on this plan.

P03-11 – THORNBURY HUNT, Robert Holweck, 118 Teila Drive, Dallastown, PA 17313. A preliminary subdivision plan to construct a fifty-three (53) lot residential development. The property is located on the west side of Beck Mill Road, just north of Grandview Road in the R-22 zone.

There was no action taken on this plan.

P03-15 – PINE BROOK DEVELOPMENT, Paul Burkentine, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary land development plan to construct a fort-seven (47) unit subdivision, consisting of 10 duplex, 17 single family attached and 20 multi-family dwellings along Breezewood Drive and Ruel Avenue. The property is located in the R-8 zone.

There was no action taken on this plan.

P03-20 - WALLEN TRACT APARTMENTS/SOUTH WEST CROSSING, c/o Paul Burkentine, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan to create a forty-eight (48) unit, multi-family complex on the corner of Baer Avenue and Bowman Road. The property is located in the R-8 zone.

There was no action taken on this plan.

P03-23 – JOHN & MARTHA HALTER, Fairview & Westminster Road, Hanover, PA 17331. A final subdivision to create four residential building lots. Only a small portion lies in Penn Township. The plan was filed by West Manheim Township.

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.

P04-18 – PIGEON HILL PARK, Joan B. McAnall, P.O. Box 234, Hanover, PA 17331. A sketch of a subdivision plan to construct a thirty-six (36) lot residential development. The property is located on Pigeon Hill Park Road to High Rock Road, in the R-40 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.

P05-15 AVION, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan submitted to create nineteen (19) single-family residential building lots. The property is located on the corner of Bankert Road and Blooming Grove Road in the R-40 zone.

There was no action taken on this plan.

P06-20 – PROPOSED RUTTER’S FARM STORE #6, CHR Corporation, Tim Rutter, 2295 Susquehanna Trail, Suite C, York, PA 17403. A final reverse subdivision and land development plan submitted to construct a convenience store dispensing fuel and a car wash. The property is located south of York Street (SR 116) between Blooming Grove Road (SR216) and Hirtland Avenue in the H/B 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.

P07-07 – 150 BROOKSIDE AVENUE FINAL SUBDIVISION, Michael J. and Luann Hufnagle, 1009 York Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located at 150 Brookside Avenue in the R-8 zone.

There was no action taken on this plan.

P07-10 – 735 FREDERICK STREET LAND DEVELOPMENT PLAN, Bon-Ton Builders, Inc., 1060 Baltimore Street Hanover, PA 17331. A final land development plan submitted to construct a multi-family attached residential dwelling unit. The property is located at 735 Frederick Street in the A/O zone. (Replacement for P03-29).

There was no action taken on this plan.

P07-24 – R & R FITNESS REAL ESTATE LLC, 60 Southside Drive, Newville, PA 17241. A final land development plan submitted to construct a health club and bank. The property is located on the corner of Broadway and Hickory Lane in the S/C zone.

There was no action taken on this plan.

P07-25 – HAROLD H. & DARTHEA L. DUSMAN, c/o Alan Dusman, 4204 Grandview Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located at 1050 Beck Mill Road in the R-22 zone.

There was no action taken on this plan.

P07-26 – HOSTETTER SUBDIVISION, Group Hanover, 213 Carlisle street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located on Hickory Lane in the R-22 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.

P07-29 – NHM CONSTRUCTION, LLC, Samuel Lehigh, 2392 Grandview Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) agricultural add-on lots. The property is located in the R-15 and R-40 zones.

Reg Baugher, Hanover Land Services, represented this plan. York County Planning comments have been addressed. Engineer Bortner had recommended maintaining the curbing recommendations that had been on a previously approved plan. This is subdividing a small portion of land and adding it to the Lehigh property for future access to the farm. Engineer

Bortner's comments have been addressed and included a note being added to the plan. This note states the 1996 approved subdivision plan has to be built they way the plan was approved.

Planners Butt/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on P07-29 NHM Construction LLC. Motion carried on a 4-0 vote.

P07-30 – M & T BANK – 1275 BALTIMORE STREET, Group Hanover, Inc., 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted to construct a financial institution. The property is located at 1275 Baltimore Street in the S/C zone.

Gerry Funke, Group Hanover, Inc., represented this request. He stated that York County Planning Commission comments have been addressed. Mr. Funke stated that comment #4 of the comments stated that the driveway is eighteen feet and not twenty-four feet. Mr. Funke made the drive a one-way going out of the property and installed a no left turn sign that was requested by the Planning Commission the last time around. York County Planning Commission is concerned about Carol Lane, which in the Engineer's best judgment does not exist anymore. The ATM machine will be located on the building. The existing partitions will be removed. There is some concern about the fire equipment getting by the new structures. They will be adding office spaces to the building. There was still some question as to whether or not sidewalk would be required. The closest sidewalk is at Hardee's but the beer distributor graded for sidewalk in 1996 but did not install it. There is not sidewalk across the street but the bank and Rutters on the corners of Grandview Road and Baltimore Street have it. Penn Plaza also installed sidewalk. The Planners wants a one-way around the rear of the facility and exiting the building. Zoning Officer Menges stated that the building might need to be sprinklered.

Planners Butt/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan if traffic flow around the building, curb and sidewalk, and sprinklers and fire truck accessibility is addressed. Motion carried on a 4-0 vote.

P07-31 – SKF USA, INC., 20 Industrial Drive, Hanover, PA 17331. A final land development plan submitted to construct a building expansion for manufacturing.

There was no action taken on this plan.

The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary