

PENN TOWNSHIP PLANNING COMMISSION  
JANUARY 8, 2009

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on January 8, 2009 at the Penn Township Municipal Building. The meeting date was changed from January 1, 2009 because of the New Year's holiday. Present were planning members Stede Mummert, Fred Marsh, Paul McAndrew, and Craig Prieber. Planners James Butt and Daniel Goldsmith were absent with notice. Also present was Township Engineer Bortner.

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

Planners Van de Castle/Mummert moved to nominate Paul McAndrew as Vice President of the Planning Commission. The motion carried unanimously.

The November 6, 2008 and December 4, 2008 Planning Commission minutes were approved as submitted.

The Planners received the following zoning appeals and will make recommendations to the Zoning Hearing Board: None

The Planners received the following waiver or exoneration requests:

**Troy Leipold – Exoneration request from sidewalks and pole light for new house located at 32 Hill Street.**

Troy Leipold represented this request. The Planning Commission will review the request for a waiver of the sidewalk. Mr. Leipold was previously before the Commission for a variance to replace the mobile home that use to be on the property. There is some sidewalk along Hill Street but none adjacent to this property.

Planners McAndrew/Marsh moved for a favorable recommendation for a waiver of the sidewalk requirements at 32 Hill Street to the Penn Township Board of Commissioners. Motion carried on a 5-0 vote.

**Anita Miller – Waiver from feasibility report on sewer and water facilities and environmental impact studies for a preliminary/final minor subdivision plan for 1391 Lark Avenue.**

The Commission also reviewed the land development plan for this request, P08-21 Anita Miller, at the same time. Scott Miller, Dawood Engineering Inc., represented this request. They are proposing to subdivide the house off from the rest of the property. The plan does note that sewer is not available. Mr. Miller stated that Ms. Miller is planning at some future date to sell the house off and use the land for development. The existing home will meet the required setbacks and the garage will be located about a foot off the setback line. There is a dog run located to the rear of the existing garage that makes the plan appear as if something is in the setback. Township Engineer Bortner noted that the plan should state "Commissioners" not

“Supervisors”. The house faces Grandview Road. Engineer Bortner noted that the front of the plan states that sewer is not available and the plan states that the lot is not buildable. Mr. Bortner stated that the waiver requests are for the nonbuildable lot.

Planners Mummert/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on the request for the waivers. Motion carried on a 5-0 vote

The Commission did make an initial review of the plan. York County Planning Commission comments were not received. There are no road improvements or buffer yards shown on the plan.

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.

**P03-15 – 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**

**dwelling 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.

**P03-30 – 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.

**P06-23 -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.

**P07-24 – 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.

**P07-27 – 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.

**P08-08 – ARBY’S AND TOM’S CONVENIENCE STORE, Shipley Fuels LTD, 415 Norway Street, York, PA 1405. A final land development plan submitted to construct a fast food restaurant. The property is located at 1340 Baltimore Street in the Shopping/Commercial zone.**

There was no action taken on this plan.

**P08-10 – STONE RIDGE DEVELOPMENT CROSSWINDS ASSOCIATES DEVLEOPMENT AND TOWNSHIP OF PENN. Burkentine & Sons, Inc. 330 Dubbs Church Road, Hanover, PA 17331. A final add-on subdivision plan submitted to create seven (7) residential lots. The property is located at Breezewood Drive in the R-15 zone.**

There was no action taken on this plan

**P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial Zone.**

There was no action taken on this plan.

**P08- 15 – THOMAS MATTHEWS, 933 S. Franklin Street, Hanover, PA 17331. A final reverse subdivision submitted to combine three single lots into one single lot in the R-15 zone.**

Gerry Funke, Group Hanover, Inc., represented this request. Mr. Funke stated that the applicant is looking to combine three small existing lots into one lot. York County Planning Commission comments have been addressed. The applicant is looking to build a house on the lot. There is a utility pole in the middle of the front yard.

Planners Van de Castle/McAndrew moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 5-0 vote.

**P08-18 – DICKERSON AND KLUNK, 28 Bragg Street, Hanover, PA 17331. A final land development subdivision and add-on plan for residential purposes in the R-15 zone.**

There was no action taken on this plan.

**P08-19 AQUAPHOENIX SCIENTIFIC, 9 Barnhart Drive, Hanover, PA 17331. A revised land development plan submitted to expand existing structure for storage purposes. The property is located in the Industrial Zone.**

Gerry Funke, Group Hanover, Inc., represented this request. The plan was previously approved with a future expansion shown with a dotted line. Mr. Funke stated that when he went to record the plans York County Planning would not sign off on them because they had not reviewed the future expansion which included a grading plan per Township Engineer's comments. He had to resubmit the plans to both York County Planning Commission and Penn Township. York County Planning Commission comments have been addressed. Mr. Funke noted that there was a change in the driveway that crossed the gas transmission line. The number of crossings has been reduced to one. He also noted that on the future addition the truck turnaround and dock facing Industrial Drive has been removed.

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

**P08-20 – PARK HILL 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.

**P08-21 – ANITA MILLER, 1391 Lark Avenue, Hanover, PA 17331. A preliminary/final minor subdivision plan submitted to create an existing single-family residential lot in the R-15 zone and a single-family residential lot undeveloped.**

The Commission reviewed this plan during the waiver request.

**MIKE HARMON, corner of Blettner Avenue and Frederick Street, waiver review.**

The Planners reviewed a request from Mike Harmon for a waiver of the intersection site distance and landscaping and bufferyards for the corner of Blettner Avenue and Frederick Street. Gerry Funke, Group Hanover, Inc., represented this request. Mr. Harmon would like to relocate his car lot from South Baltimore Street to this lot. Mr. Funke is requesting a waiver of the clear sight triangle because it will prevent Mr. Harmon from locating vehicles where interested customers could see them from the street. Mr. Funke would also like a waiver of the bufferyard because it would hide the vehicles for purchase. Mr. Funke provided pictures showing the intersections along with Penn Dot specifications for intersections. The pictures showed that some of the existing features (homes) impair the sight distance more than the vehicles they are proposing to keep on the lot. There is some sidewalk along Blettner Avenue and Frederick Street. The parcel does still have some remaining features from the home that use to occupy it.

The parcel contains a small, independent lot along the Blettner Avenue side that is owned by a different property owner and which currently has a billboard on it. The small lot was created when improvements were made to South Blettner Avenue. If Mr. Harmon is required to install sidewalk it would not connect to any of the existing sidewalk because of the gaps that occur and because of separate ownership of the piece of land located along Blettner Avenue. The property adjacent towards town does not have sidewalk to the property line. Engineer Bortner stated that they may want to require installation of sidewalk on those properties where it is missing. Engineer Bortner noted that Frederick Street was not always as wide as it currently is and the original homes were probably ten to twenty feet from the street. The property is zoned Highway Business. The only portion of Frederick Street that is Apartment Office is where Plum Creek Village is located. The Planners will make a recommendation at the next meeting in February.

The meeting adjourned at 7:48 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary