

PENN TOWNSHIP PLANNING COMMISSION
January 7, 2010

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on January 7, 2010 at the Penn Township Municipal Building. Also present were planning members David Quinn, Stede Mummert, Paul McAndrew, Fred Marsh and Daniel Goldsmith. Planner Felix was absent with notice. Also present were Township Engineer Bortner and Zoning Officer Menges.

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

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

The December 3, 2009 Planning Commission minutes were approved as submitted.

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

The Planners received the following waiver or exoneration requests:

Baltimore Street Tattoo, Inc. is requesting exoneration from land development plans in order to create additional parking on their premises located at 1319 Baltimore Street.

The Planners were provided an aerial view of the property showing the proposed improvements to the rear and front of the business. The Township Engineer recommended that a stormwater management plan be completed for the site if a land development plan is not required. Zoning Officer Menges was concerned about the parking lot to the front of the property near Baltimore Street. There is a drop-off from the road that concerns Zoning Officer Menges.

Planners Van de Castle/Goldsmith moved for the tabling of this request until the applicant is present to represent the request. Motion carried.

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.

P03-20 - 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.

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.

P08-14 – 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.

P08-20 – 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.

P09-17 - SOUTH WESTERN SCHOOL DISTRICT MAINTENANCE BUILDING; GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA. A final land development plan submitted in order to construct a maintenance building. The property is located at 50 Spring Garden Street in the Industrial Zone.

Gerry Funke, Group Hanover, Inc., represented this plan. This is a final land development plan to construct a maintenance building for the South Western School District. York County Planning Commission comments have been addressed. The District is going with blacktop and a storm water basin to help control runoff instead of the previously proposed

porous pavement. Zoning Officer Menges was concerned if South Western was going to pursue the street access to York Street via Alvin Street. There is a fifty foot unpaved access, which would allow the school district another access point. Currently the property has only one access to York Street via Spring Garden Street, which could be a problem if that access is blocked. The proposed improvements do not show the additional access but they will not infringe on any use of the additional access to Alvin Street.

Planners Quinn/Goldsmith moved for a favorable recommendation on this plan to the Penn Township Board of Commissioners. Motion carried on a 6-0 vote.

PO9-20 – BLOCK C LOTS 24 & 25 – 416 MEADE AVENUE, Alan J. Skursky, 804 Green Ridge Road, New Oxford, PA 17350. A final land development plan submitted in order to construct a semi-detached, single family dwelling. The property is located at 416 Meade Avenue in the R-8 zone.

Professional Engineer Jack Powell represented this plan. The former home structure has been removed and the brush cleared from the lot. Mr. Powell stated that the parcel is actually two individual lots. He has spoken to the York County Assessment Office and they have given it two lot numbers. They are proposing a duplex home with two driveways, one on each end of the structure. They meet all the requirements of the zoning ordinance. They are requesting a waiver of the storm water management ordinance because an existing network of public storm drainage systems serves the area. There does exist sidewalk and driveway curb cut, which will be removed and replaced by the new ones. Township Engineer Bortner reported that his review comments and York County Planning Commission comments have been addressed. The Township Engineer stated the 48-inch diameter pipe on the property should be adequate to handle storm water flow. The low point on Meade Avenue is right in front of the property at the existing inlet and the driveways will be on either side of it. The home will be built on slab at grade. The terminus of the storm water pipe is on the Bixler property on Manor Street. The pipe was punctured when the duplex was built but it was repaired. Engineer Bortner stated the same issues might occur with this property because the pipe is not very deep.

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

Planners Van de Castle/McAndrew moved for a favorable recommendation to the Penn Township Board of Commission on the waiver of the storm water management requirements. Motion carried on a 5-0 vote.

The meeting adjourned at 7:36 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary