

PENN TOWNSHIP PLANNING COMMISSION
JANUARY 5, 2012

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on January 5, 2012 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Daniel Goldsmith, Paul McAndrew, Fred Marsh and David Quinn along with Township Engineer Eric Bortner and Zoning Officer John Menges.

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

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

The December 1, 2011 Planning Commission minutes were approved as submitted with Planner Klunk abstaining.

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

Z12- 01 – BROOKSIDE LLC, 330 Dubs Church Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Uses by Special Exception) in order to construct multi-family dwellings. The property is located on Brookside Avenue in the R-8 zone.

Scott Barnhart and Michael Burkentine, Burkentine and Sons, and Ted Decker, Group Hanover represented this request. The property is located off of York Street behind the old Seick Florist property where the green houses were located. Mr. Barnhart explained the land development plan that was previously given preliminary approval. The plan was approved for sixty eight duplex units which they are not currently able to sell. They are now showing 115 townhouses between York Street to Charles Avenue on either side of South Center Street. This will be an increase of forty seven units. This is the maximum units allowed but could be reduced due to the required improvements. The street layout is the same as previously presented. They are trying to minimize the engineering changes due to plan having preliminary approval. The lot sizes will need to be changed. They will have to discuss certain issues with the Township including phasing and the installation of utilities. They have met with the Township Zoning Officer, Engineer and Manager about these concerns. Brookside Avenue is going to be widened on the developer's property. Center Street will eventually come the whole way through the development. There is another development that would have to be constructed for the road to connect the entire way through which is controlled by Mummert Enterprises. All the townhouses will have driveways and garages. Mr. Barnhart stated that the sewer line will have to be installed with the first phase and that the Charles Avenue improvements will be done first and will include the utility improvements. Mr. Barnhart stated that the traffic study will need to be reevaluated for the additional proposed homes. Mr. Barnhart has spoken to Terry Grove of Grove Engineering about updating the study with the proposed changes. The installation of the traffic signal will have to be addressed with the Board of Commissioners. The traffic from this development will travel on Baer Avenue. Mr. Barnhart stated that fifty homes will need to be constructed to meet the requirements of the municipalities planning code of twenty five percent of the homes need to be constructed in phase one. The sewer will flow into the Township's new

interceptor. The developer will be paying recreational fees instead of installing a recreation area. Mr. Barnhart stated that they have the signal permit for Center Street. The Commission expressed concern about the traffic that is going on Baer Avenue and the improvements to Center Street that will need to be made prior to construction. Many of the members stated that the construction of the intersection needs to be completed before the construction of any development. Mr. Barnhart stated that even if they were not asking for the special exception they would still be before the Board of Commissioners for constructing the development in phases. Zoning Menges informed Mr. Barnhart that he will need to meet all the requirements of Section 628 of the Penn Township Zoning Ordinance for the construction of multi-family dwellings.

Planners McAndrew/Goldsmith moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z12-01 – Brookside LLC, requesting a special exception to Section 202.2 (Uses by Special Exception) in order to construct multi-family dwellings, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e) with the stipulation the traffic light at York and Center Street be operational and approved by Penn Dot prior to any use and occupancy permit being issued for this development with twenty-five percent of the construction being done in the first phase. Motion carried on a 6-0 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.

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.

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.

P11-07 – SNYDER’S – LANCE, INC. RESEARCH AND DEVELOPMENT CENTER, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a research and development center/medical clinic. The property is located at 1401 York Street across from the Snyder’s Factory in the Industrial and R-15 zones. There was no action taken on this plan.

P11-13 – GIOVANNI’S PIZZA & ITALIAN RESTAURANT, Giovanni and Jessica Farone, 646 Blooming Grove Road, Hanover, PA 17331. A final subdivision and land development plan submitted in order to construct additional parking area. The property is located at the intersection of Blooming Grove Road and Hoff Road in the R-40 zone. There was no action taken on this plan.

P11-15 – JACKIE A. & MARY L. HOFFMAN, Jackie A. Hoffman, 123 Beck Mill Road, Hanover, PA 17331. A final subdivision plan submitted in order to create three residential lots. The property is located at 123 Beck Mill Road in the R-15 zone.

Ted Decker, Group Hanover, represented this plan. This plan has previously been before the Commission for a zoning variance. This subdivision will create two vacant lots along with a lot with improvements. Mr. and Mrs. Hoffman will be selling the house but keeping the two vacant lots. York County Planning Commission comments have been addressed.

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

P12-01 – STEPHEN C. & JOAN M. SMITH, 1234 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 3265 Grandview Drive in the R-15 zone. There was no action taken on this plan.

The meeting adjourned at approximately 7:42 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary