

PENN TOWNSHIP PLANNING COMMISSION
JANUARY 3, 2013

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, January 3, 2013 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Wendell Felix, Stephen Roth, David Baker, David Quinn along with Zoning Officer John Menges, Assistant to the Engineer Matt Swanner and Township Engineer Eric Bortner.

The Planning Commission took action to reorganize. Planners Quinn/Klunk moved to nominate Ray Van de Castle Chairman of the Planning Commission. Motion carried.

Planners Felix/Baker moved to nominate David Quinn as Vice Chairman of the Planning Commission. Motion carried.

The planners approved the December 6, 2012 planning commission minutes 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:

Core Design Group, on behalf of Hanover Hospital, is requesting a waiver from submission of land development plans for the property improvements of 3130 Grandview Road.

Reg Baugher, Hanover Land Services, Mike Hockenberry, Hanover Hospital, and Randy Funk, Core Design Group, represented this request. Hanover Hospital is requesting a waiver of the land development requirement to install a 364 sq. ft., 14' x 26' concrete pad for an oxygen farm at 3130 Grandview Road. The impervious area of the site will only be increased by 320 square feet. They feel that the provisions in place by the Township for the building permit process will address any stormwater issues that arise. Mr. Baugher stated that there would be very little grading required on the site for the project. A plan was provided for the planners to review. The improvements include a drip pad, which will be on the existing paved area. The filling mechanism will be underground. Oxygen deliveries to the site will be coordinated with deliveries to Hanover Hospital but would also depend upon consumption.

Deliveries to the hospital occur during daylight hours. Mr. Hockenberry stated that a wound care center is going to be opened and they will be providing hyperbaric oxygen therapy. He explained how the refueling would work. Reg Baugher stated that there are safety mechanisms in place for the system. There was some concern about noise affecting the surrounding residential community. Mr. Hockenberry stated that there is minimal noise from the facility. Mr. Baugher stated the new facility would be located about sixty feet from the property line. There are trees lining the hospital property. The total wound care center would be located within the surgicenter, which has been vacant for about three years and is owned by the hospital. Mr. Hockenberry stated there is high incidence of wound care needed in the Hanover area due to diabetes. Most of the Hanover residents need to travel to York or Westminster for treatment. Mr. Hockenberry stated that the hospital previously had a wound care center but due to a lack of a hyperbaric oxygen therapy it was not successful. Mr. Hockenberry stated that there would be some interior renovations to the facility. He stated that there would be about six personnel working at the facility. He believes that the traffic will be similar to what was occurring when the building was used as a

surgicenter. Mr. Baugher provided the original land development plan that shows the parking spaces. There was some discussion about the current configuration of the parking facilities and what is striped and what is not. Well Span is using building A. There was some concern about the water runoff from the property. Mr. Baugher believes the stormwater will be addressed during the building permit process. The system will be similar to the facility installed on the Hanover Hospital campus and will be difficult to locate. The plan shows a berm being installed on the property.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried 5-1 with Planner Felix casting the dissenting vote.

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 TOWNSHOUSES, 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.

P12-07- MEM AUTOMOTIVE, Matthew S. Dietrich, 936 York Street, Hanover, PA 17331. A final land development plan submitted in order to construct a building. The property is located at the rear of 936 York Street in the Highway/Business zone. There was no action taken on this plan.

P12-10- THE MARITAL TRUST FOR THE BENEFIT OF RITA M. NEIDERER, 30 Radio Road, Hanover, PA 17331. A final subdivision plan submitted in order to divide commercial lot from the residential lots. The property is located at 30 Radio Road in the R-15 and Highway/Business zone.
There was no action taken on this plan.

P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Hanover, PA 17331. A final subdivision plan submitted in order to create twelve (12) lots to construct a 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.

The meeting adjourned at approximately 7:22 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary