

PENN TOWNSHIP PLANNING COMMISSION  
FEBRUARY 3, 2005

Chairman Clayton Black called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on February 3, 2005 at the Penn Township Municipal Building. Also present were Planning Members Ray Van de Castle, Fred Marsh, Wendell Felix, Michael Brown and Donna Scott. Michael Johnson was absent with notice. Also present were Township Manager Jeffrey Garvick and Township Engineer Eric Bortner.

The January 6, 2005 Planning Commission minutes were approved as submitted.

Chairman Black expressed the Planners' hope that Zoning Officer Menges is recovering from his illness and will be back soon.

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

**Z05-05 – BOB MORRIS FURNITURE, INC., 777 Baltimore Street, Hanover, PA 17331. Applicant requests a variance to Section 407.4 (Restoration), to replace an existing building which was destroyed by fire that will encroach into the side setback. The property is located in the SC zone.**

Manager Garvick suggested that the Board might want to consider Section 303.1 Off Street Parking with this request. He noted that over seventy five percent of the structure was destroyed by fire several weeks ago and the application is to replace the building as well as expand the rear portion of the building. He stated that because destruction is over 75% of the property value the new structure must conform to the ordinance and that is why Mr. Morris is requesting this variance.

Bob Morris represented this request. Manager Garvick stated that Bob Morris Furniture, Inc. was a preexisting nonconformity prior to the first Zoning Ordinance in 1968. The building that was destroyed by fire was 60' wide by 112' long with a small attached 35' x 33' section. Mr. Morris would like to construct a building that is totally rectangular and measures 148 feet long by 60 feet wide. The side setbacks are presently 15' and he is requesting they remain the same, although the Ordinance calls for 20'. The front setback is sixty feet. There is a cemetery on one side of the business and the shopping center on the other. The site improvements will require a land development plan. The current zoning ordinance requires forty –five to forty -nine parking spaces. Mr. Morris currently has fifteen parking spaces. Most of the merchandise is unloaded from a tractor-trailer at the rear of the store. The tractor-trailer turns around behind the existing facility. Mr. Morris has six employees. The total number of required parking spaces is determined by the total square footage plus one parking space for each employee on shift. Mr. Morris stated that he normally has no more than five or six customers at the store at one time. The current spaces are not marked.

Planners Felix/Scott moved that case Z05-05 Bob Morris Furniture, Inc. requesting a variance to Section 407.4 (Restoration), to replace an existing building which was destroyed by fire that will encroach into the side setbacks be denied as it does not meet the requirements for a variance as set forth in Section 502.3 a) thru f). Motion failed on a 2-4 vote.

Planners Marsh/Brown moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z05-05 Bob Morris Furniture, Inc, requesting a variance to Section 407.4 (Restoration), to replace an existing building which was destroyed by fire that will encroach into the side setbacks as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried.

The Planners made no recommendation on a parking variance.

**Z05-05 – TRONE & SEIFERT, L.L.C, 398 York Street, Suite 5, Hanover, PA. 17331. Applicant requests a variance to Section 207.2 (Use Regulations) and Section 407.5 (Abandonment) to operate an existing abandoned motel. The property is located at 1016 Baltimore Street in the SC zone.**

Manager Garvick noted that the motel that was previously being operated at 1016 Baltimore Street ceased operation in October 2002. The Township's Zoning Ordinance, Section 407.5 states that a non conforming use shall be adjudged as abandoned when there occurs a cessation of any such use or activity by an apparent act or failure to act on the part of the tenant or owner to reinstate such use within a period of one year from the date of cessation or discontinuance.

There was no one present to represent this request so the Planners took no action.

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.**

There was no action taken on this plan.

**P02-18 – MARTIN'S RIDGE, BON TON BUILDERS, 1060 Baltimore Street, Hanover, PA 17331. A preliminary subdivision plan for a twenty-three (23) lot residential development on the corner of Beck Mill and Grandview Roads. The property is located in the R-22 zone.**

There was no action taken on this plan.

**P02-22 – WHISPERING RUN, J.A. Myers, 160 Ram Drive, Hanover, PA 17331. A preliminary one hundred thirty (130) lot residential subdivision. The property is located north of Grandview and Beck Mill intersection in the R-22 zone.**

There was no action taken on this plan.

**P02-23 – ANITA M. STEIN, c/o Bon Ton Builders, 1060 Baltimore Street, Hanover, PA 17331. A final four (4)-lot subdivision located at Lark Avenue in the R-15 zone.**

There was no action taken on this plan.

**P02-28 – CARLISE CROSSING, c/o CBL Associates Properties, Inc., 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.

**P03-07 – MIRIAM M. RUNKLE, 1030 Hoff Road, Hanover, PA 17331. A final five (5) lot subdivision plan located on the corner of Bankert and Blooming Grove Road in the R-40 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.**

Joel Snyder, RJS Associates represented this plan. Mr. Snyder presented a plan showing the revisions made to the street intersections as a result of the comments at the last Planning Commission meeting. They did contact Group Hanover to obtain the street files for the Whispering Run. The centerlines on the map are about a foot off lining up with each other. Mr. Snyder then forwarded the plans back to Group Hanover. Mr. Snyder also contacted Reg Baugher from Worley Surveying about the South Heights development. The alignment will require some land swaps with the developer. There is an intermittent flowing stream on the plan where the new sewer line will be located. They are requesting variances for the required 500' distance between intersections for Beck Mill Road and Road A and Road A and Road B and the intersection of Road A and B and the intersection of Road B and C. The distance between intersections are proposed at 480 feet and 345 feet respectively. He stated that they have researched the requirements and have not found a standard that is normally applied. York County's requirement is four hundred feet but they stated there is no standard. Traffic studies will be completed by the police department which will determine the speed limits on the streets. Normally they will be about 25 miles per hour.

Planners Scott/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on a waiver to the requirement for street intersection distances. Motion carried on a 6-0 vote.

**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 - BAXTER INVESTMENT/WALLEN TRACT, c/o Baxter Investment, 1108 Baltimore Street, 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.

**P03-21 – COLUMBIA COTTAGE, c/o Horst Senior Care, 320 Granite Run Drive, Lancaster, PA 17604. A final land development plan to construct a 42 unit assisted living facility. The property is located at 2288 Grandview Road in the R-15 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.

**P03-29 – BON TON BUILDERS, 1060 Baltimore Street, Hanover, PA 17331. A final land development plan to allow construction of a multi-family unit on the corner of Frederick Street and Orchard Lane. The property is located in the A/O 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.

**P04-01 – GINGER TREE, C.D. Investors, 211 Carlisle Street, Hanover, PA 17331. A preliminary plan to create 12 new residential lots. The property is located on Moulstown Road in the R-22 zone.**

There was no action taken on this plan.

**P04-04 – DAVE HUMBERT & JACK COOK, 680 Chestnut Street, Hanover, PA 17331. A final subdivision plan to create 2 commercial/industrial lots. The property is located on Blettner Avenue. It lies in Conewago Township with a small portion in Penn Township.**

There was no action taken on this plan.

**P04-06 – PINE CREEK STRUCTURES, c/o Amos K. Stoltzfus, 34 Quaker Drive, Harris, PA 17938. A preliminary land development plan to create 2 retail business lots. The property is located at Clover Lane and Route 94 and is zoned shopping/commercial.**

There was no action taken on this plan.

**P04-08 – WOODLAND DEVELOPMENT, INC., 130 Carlisle Street, Hanover, PA 17331. A final land development plan to create a mini storage facility. The property is located at Boundary Avenue and Manor Street and is zoned shopping/commercial.**

There was no action taken on this plan.

**P04-13 BON TON BUILDERS, 1060 Baltimore Street, Hanover, PA 17331. A final land development plan to allow construction of single-family semi-detached dwelling at 103 Beck Mill Road. The property is located in the R-15 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.

**P04-20 – SOUTH WESTERN SCHOOL DISTRICT, 225 Bowman Road, Hanover, PA 17331. A reverse subdivision and land development plan submitted to create ball fields. The property is located at the northeast corner of Bowman Road and Black Rock Road, in the R-15 zone.**

There was no action taken on this plan.

**P04-21 – ISSACS RESTAURANT, Holland Properties, Inc., 751 Frederick Street, Hanover, PA 17331. A final land development plan submitted to allow construction of a restaurant. The property is located at Grandview Plaza Shopping Center and is zoned shopping/commercial.**

There was no action taken on this plan.

**P04-22 – HICKORY FALLS FAMILY ENTERTAINMENT CENTER, Jeff Stern, 63 Red Run Church Road, East Berlin, PA 17316. A final land development plan submitted for building additions. The property is located at 110 Hickory Lane, in the R-40 zone.**

Jack Powell represented this plan. They have added the four parking spaces and the note on the plan that they have received the appropriate Zoning Hearing Board variance approval. They currently have a changeable reader board for signage.

Planners Scott/Brown moved for a favorable recommendation to the Penn Township Zoning Hearing Board on plan P04-22 – Hickory Falls Family Entertainment Center. Motion carried on a 6-0 vote.

**P04-23 – MARY OASTER, 1290 Westminster Avenue, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential building lots. The property is located at 1290 Westminster Avenue and is zoned R-22.**

There was no action taken on this plan.

**P04-24 – RONALD A & KATHLEEN A. FOREMAN, 1050 Hoff Road, Hanover, PA 17331. A final add-on subdivision plan submitted to create two (2) residential lots. The property is located at Hoff Road and northeast of intersection of Rt. 216, 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.

The meeting adjourned at 7:50 P.M.

Respectfully submitted,

Kristina Rodgers, Recording Secretary