

PENN TOWNSHIP PLANNING COMMISSION  
FEBRUARY 2, 2006

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on February 2, 2006 at the Penn Township Municipal Building. Also present were Planning Members Michael Johnson, Wendell Felix, James Butt, and Stede Mummert. Fred Marsh was absent with notice. Also present were Township Engineer Bortner and Zoning Officer Menges.

Planner Mummert noted that on page 8 of the January 5, 2006 minutes the motion under P05-24 – Grandview Plaza Unit 9 should be changed from P04-24 to P05-24. The January 6, 2006 Planning Commission minutes were then approved as corrected.

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

**Z06-02 – BRIAN & TAMARA EISENHART, 345 High Rock Road West, Hanover, PA 17331. Applicant requests a special exception to Section 407.3b (Replacement) to construct a single-family residential dwelling. The property is located at 3026 Grandview Road in the R-15 zone.**

Brian and Tamara Eisenhart represented this request. They would like to remove the existing single-wide trailer and addition at 3026 Grandview Road and replace it with a stick built rancher that is 26' x 46' with a 7/12 pitched roof. Most of the houses in the area have a similar pitched roof. They will utilize the existing garage and driveway. There is no turnaround but with the new home they are proposing one between the house and the driveway. The new home will have the same side and front setbacks as currently exist. The location of the new house will align with that of the existing home, although it will be closer to the garage than the trailer was. There will also be a three feet walkway between the driveway and the house. The new house does not create any new dimensional nonconformity. Mr. and Mrs. Eisenhart have already purchased the property. There was a question as to whether or not they would be able to relocate the utility pole that is in front of the trailer. They will have to contact Met-Ed about relocating it.

Planners Black/Butt moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z06-02 – Brian and Tamara Eisenhart, requesting a special exception to Section 407.3b (Replacement) to construct a single-family residential dwelling as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 6-0 vote.

The Planners received the following waiver or exoneration requests:

Worley Surveying, on behalf of Stone Ridge Development Corporation, Brookside Heights subdivision, is requesting waivers from Article V, Sections 505d, 505e, 508, 509a, and 506e – design standards, of the Subdivision and Land Development Ordinance. Reg Baugher from Worley Surveying represented this request. He stated that the traffic study suggested the

cul-de-sac and most of the other requests were discussed at prior meetings. The waiver requests were as follows:

1. Section 505d: a waiver for the temporary cul-de-sacs at both ends of Park Street, at the end of Center Street at the Mustang Pointe property. They are requesting a waiver from this section, which prohibits dead end streets, except when designed as temporary cul-de-sac streets. Both South Center and Park Street dead end into adjacent properties. These streets connect into the property to the south known as the Mustang Pointe Subdivision, which is currently in the subdivision review process.

Planners Black/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on the waiver request for Section 505d. Motion carried on a 6-0 vote.

2. Section 505e: length of cul-de-sac must be at least 275 feet measured from last intersection. The northern end of Brookside Avenue is proposed to terminate at a cul-de-sac, which measures 198 feet from the intersection of Fair Avenue.

Planners Mummert/Black moved for a favorable recommendation to the Penn Township Board of Commissioners on the waiver request for Section 505e. Motion carried on a 6-0 vote.

3. Section 508: blocks shall have minimum length of 500'. They do not meet this requirement, but they do provide sufficient depth to accommodate two-tier lots. There are two sections of Park Street and a section of Charles Street that do not meet the ordinance requirements.

Planners Felix/Black moved for a favorable recommendation to the Penn Township Board of Commissioners on the waiver request for Section 508. Motion carried on a 5-1 vote with Planner Johnson casting the dissenting vote.

4. Section 509a: corner lots shall provide for equal setbacks on both streets. They are requesting a waiver from this section for lot 1a. This lot fronts on Center Street with the side yard being an existing alley.

Planners Mummert/Felix moved for a favorable recommendation to the Penn Township Board of Commissioners on the waiver request for Section 509a corner lots. Motion tied 3-3 with Planners Black, Butt and Johnson casting the dissenting votes.

Planners Johnson/Van de Castle moved for an unfavorable recommendation to the Penn Township Board of Commissioners on the waiver request for Section 509a corner lots. Motion carried on a 4-2 vote with Planners Felix and Mummert casting the dissenting vote.

5. Section 509a: The lot depth shall be neither less than one nor more than two and one-half times the average width. Due to the configuration of the property, connecting to the existing street pattern and environmental features, such as a stream, regulated channels, a floodplain and wetlands, several lots exceed this requirement. These lots are 29a and 29b and 30a and 30b.

Planners Johnson/Butt moved for an unfavorable recommendation to the Penn Township Board of Commissioners on the waiver request to Section 509a lot depth. Motion carried on a 4-2 vote with Planners Mummert and Felix casting the dissenting votes.

6. Double frontage lots are prohibited. Lots 1a, 1b, 2a and 2b are proposed as double frontage lots. Vehicular access to these lots will be from South Center Street. Access from the cul-de-sac for Brookside Avenue will be prohibited. The plan will state that access will be from South Center Street and vertical curb will be installed.

Planners Felix/Black moved for a favorable recommendation to the Penn Township Board of Commissioner on Lots 1a, 1b, 2a and 2b as double frontage lots. Motion carried on a 4-2 vote with Planners Butt/Johnson casting the dissenting votes.

7. Section 506e: This section requires that the minimum distance between intersections be 500 feet for a collector street with a local street. The site was designed as shown to fit the conditions of the property and the existing site constraints.

Planners Black/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on the waiver request to Section 506.e distance between intersections. Motion carried on a 6-0 vote.

Rich Fogle is requesting exoneration from land development requirements for 1016 Alvin Street in order to construct an addition to an existing garage.

Zoning Officer Menges stated that the property owner, Mrs. Sterner, does not intend to use the proposed contractor but would like a favorable motion to the request. After reviewing the proposed plan, Planners Butt/Johnson moved that a better plan be presented to the Planning Commission before a decision is made. Motion carried on a 6-0 vote. The applicants were told to get with the Zoning Officer about what needs to be presented.

Bickel's Snack Foods is requesting exoneration from land development requirements to install a flour silo at the Wege Pretzel plant at 116 N. Blettner Ave.

No one was present from Bickel's to represent the request so the Planners took no action.

Reg Baugher, Worley Surveying, represented a waiver request of the sidewalk requirements along the Abbie Bange Subdivision.

Planners Mummert/Felix moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 5-1 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.**

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.

**P03-11 – 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.**

**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.

**P04-04 – 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.

**P04-18 – 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.

**P05-04 – 21 INDUSTRIAL DRIVE, Group Hanover, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted to allow construction of an office and warehouse. The property is located at 21 Industrial Drive.**

There was no action taken on this plan.

**P05-05 – DONALD B. SMITH ROOFING, Gerald Funke, c/o Group Hanover, Inc. 213 Carlisle Street, Hanover, PA 17331. A land development plan submitted to allow an extension of West Chestnut Street. The property is located on West Chestnut Street, in the Industrial Zone.**

There was no action taken on this plan.

**P05-09 – BON TON PLAZA, Bon Ton Builders, Inc., 1060 Baltimore Street, Hanover, PA 17331. A final land development plan submitted to construct a retail business plaza. The property is located on Baltimore Street/Black Rock Road in the HB zone.**

There was no action taken on this plan

**P05-12 – BAXTER INVESTMETN GROUP, INC., 398 York Street, Suite 5, Hanover, PA 17331. A final add-on subdivision submitted to create (2) residential building lots. The property is located on Woodridge Drive in the R-C 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.

**P05 – 16 – VAN BUREN SUBDIVISION, Barbara Van Buren, 535 Bankert Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential building lots. The property is located on Bankert Road in the R-40 zone.**

There was no action taken on this plan.

**P05-21 – HILLSIDE MEDICAL CENTER, c/o MMS Management, LLC, 731 Fame Avenue, Hanover, PA 17331. A preliminary re-subdivision and land development plan submitted to construct an addition of medical offices. The property is located on Fame Avenue in the Industrial Zone.**

There was no action taken on this plan.

**P05-22-ABBIE R. BANGE, c/o Rebecca E. Goodermuth, 3121 Grandview Road, Hanover, PA 17331. A final subdivision plan submitted to create three (3) residential building lots. The property is located at 3121/3141 Grandview Road in the R-15 zone.**

Reg Baugher, Worley Surveying, represented this plan, which was discussed in conjunction with the earlier sidewalk waiver request. The plan will create one new residential

building lot, create a single lot for the existing home and also an add-on lot to the neighbors property.

Planners Felix/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on P05-22. Motion carried on a 6-0 vote.

**P05-23 – SYLVIA A. GOWER, 311 Martin Drive, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential building lots. The property is located on Martin Drive in the R-15 zone.**

There was no action taken on this plan.

**P05-25 – EL GRECO STREET SUBDIVISION, Michael I. and Christine Small, 820 Hershey Heights Road, Hanover, PA 17331. A preliminary/final subdivision plan submitted to create two (2) single-family residential lots. The property is located at SW end of existing EL Greco Street. Only a small portion is located in Penn Township. The plan is being filed by Berwick Township, Adams County, PA.**

There was no action taken on this plan.

**P06-01 – BURKENTINE SOUTH, Hannon Homes c/o John Burkentine, P.O. Box 98, Glenville, PA 17329. A preliminary subdivision plan submitted to create twenty-four (24) single-family residential lots. The property is located on South side of Black Rock Road and West of Grandview Road in the R-15 zone.**

There was no action taken on this plan.

The meeting adjourned at 7:58 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary