

PENN TOWNSHIP PLANNING COMMISSION
FEBRUARY 1, 2007

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on February 1, 2007 at the Penn Township Municipal Building. Also present were Planning Members Michael Johnson, Stede Mummert, Fred Marsh and Gary LeFevre. Planners Wendell Felix and James Butt were absent with notice. Also present were Township Engineer Bortner and Zoning Officer Menges.

The January 4, 2007 Planning Commission minutes were approved as submitted.

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

Z07-03 – PENN TOWNSHIP FIRE DEPARTMENT, 20 Wayne Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 306.3 (d) (Non-Residential Access Driveway) to construct an access drive that does not meet the requirements. The property is located at Clover Lane adjacent to Narrow Road in the S/C zone.

Reg Baugher, Hanover Land Services, Inc. and Jan Cromer, Penn Township Fire Chief, represented this case. The Penn Township Emergency Services is requesting a variance for two driveways at a facility to be built off Clover Lane. The front entrance would be along Clover Lane and the rear entrance along a proposed street (Ripple Drive) in the Stonewicke Development. The front entrance would be 147 feet wide and the entrance in the rear would be 58 feet wide. The ordinance allows a maximum twenty-four foot wide driveway. They are requesting the waiver because of the size of the fire apparatus and the unique function of the emergency services building. They believe it would create a hardship and may endanger those working at the station if they are only allowed a twenty-four foot wide driveway. Mr. Baugher stated that he is not aware of any other fire station with a controlled entrance. Every other fire company has an entrance the size of the fire apparatus bays. This is the minimum width in which they can safely operate. The new facility will house all the fire equipment owned by the Township and the fire companies. This includes the equipment owned by the previous Parkville and Penville Fire Companies, the Ambulance club, and the Scuba team. The section of the facility housing the apparatus will be single story but there will be a two-story section where the offices are located. The main access will be onto Clover Lane and there will be a signalized intersection at Clover and Baltimore Street. The rear access will be used for returning vehicles or for fire fighters reporting to calls. Parking spaces at the facility will be 10' x 20'. The building will be built with seven bays so that the fire apparatus can drive straight through the bays from either side.

Planners Marsh/Van de Castle moved for a favorable recommendation for Z07-03 Penn Township Fire Department requesting a variance to Section 306.3 (d) (Non-Residential Access Driveway) to construct access drives that do not meet the requirements, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on 5-0 vote.

Z07-04 – RODGER W. BROOKS, 2149 Youngs Road, Hanover, PA 17331.

Applicant is requesting a variance to Section 311 (Street Access) due to proposed subdivision of property adjoining South Center Street. The proposed subdivided property will adjoin Crest Avenue which is an undedicated street. The property is located in the R-8 zone.

Rodger W. Brooks represented this case. Mr. Brooks would like to subdivide a lot off his property to build a single-family home. The property abuts two undedicated streets, Crest Avenue and an unimproved 20' alley. There is a proposed development across from Crest Avenue that will abut Baer Avenue. Crest Avenue will be pushed into the existing right of way by the proposed development. The plan shows a duplex but Mr. Brooks would construct a single-family home rather than a duplex. The lot size will remain the same as proposed. The existing property currently has a single-family home that does not meet the front setback. The existing buildings will have to meet setbacks once the lot is subdivided. There is an existing gravel driveway along the unimproved alley. There was some concern because setback variances would be required for the way the plan was shown.

Planners Mummert/Van de Castle moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case Z07-04 – Rodger W. Brooks requesting a variance to Section 311 (Street Access) due to proposed subdivision of property adjoining South Center Street as it does not meet the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 4-1 vote with Planner Marsh casting the dissenting vote.

Z07-05 – WITHDRAWN

Z07 – 06 – WESLEY L. SENSENIG, 6999 Cannery Road, Hanover, PA 17331.

Applicant is requesting a variance to Section 206 (Use Regulations) to operate a retail/wholesale meat and food market, restaurant and catering business. The property is located at the Parkville Fire Hall on Baltimore Street in the A/O zone.

Wesley L. Sensenig and attorney Steve O'Donnell, Cashman and O'Donnell, represented this case. Mr. O'Donnell stated that the proposed use is for the Parkville Fire Hall and that a competitive bid process for the property is being undertaken. It will take the fire company until February 2008 to vacate the property and move into their new facility. Mr. Sensenig is moving forward in anticipation that he will be the successful bidder for the property. The current use is a fire hall and it does contain full banquet facilities. The facility would become a store in the front of the building where the engine bays are currently located. It would be used for retailing meat and produce. The kitchen and hall would be used for a restaurant and the basement would be used for curing and processing meats. The basement is a full basement composed of concrete walls with an access from the outside. The building would need slight interior renovations but from the outside the building will remain mostly the same. The facility can seat between four and five hundred people. The facility is currently being used in a similar fashion as proposed by the applicant but since it will be business, a variance is required for the use. Mr. Sensenig is proposing to use the parking as it currently exists with 10' x 20' parking spaces. There will be no parking in the front of the building. The retail parking would be located to the side of the facility. There is an alley to the rear of the building that can be used for access. There are two side entrances into the building. The garage doors will be removed and storefront doors will be installed. The facility would require about 290 parking spaces but the applicant can take into

account that not all uses would be occurring simultaneously. There is enough land for the number of parking spaces that they need. The property is composed of several parcels of land, several which have no buildings on them. Mr. Sensenig may use one of the carnival buildings for sales of pit beef and barbeque during the summer months.

Planners Marsh/Johnson moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z07-06 Wesley Sensenig, requesting a variance to Section 206 (Use Regulations) to operate a retail/wholesale meat and food market, restaurant and catering business, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 5-0 vote.

The Planners received the following waiver or exoneration requests:

Bon Ton Builders is requesting exoneration from land development plan requirements to construct an addition to Bentley's at the Barn (Patty and John's Restaurant) located at 1161 Westminster Avenue.

Dave Menges, Bon Ton Builders, represented this request. They are proposing to add a second floor over the cooler area. The walls are already there but they will be adding a floor joist and a second floor. They area would be used for storage. They will be replacing one of the walls because it is on a slight angle. The Township inspector will also be inspecting the property per the Uniform Construction Code. The storage area will be 18' x 28' but the entire area is 31' x 28'. The other third of the area will contain the air conditioning unit.

Planners Van de Castle/LeFevre moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 5-0 vote.

Hanover Land Services, Inc. on behalf of their client, Penn Township Fire Department is requesting a waiver to Section 507b Access Drive of the Subdivision and Land Development Ordinance and Section 404 Environmental Impact Study to construct a new fire station.

Reg Baugher, Hanover Land Services, and Jan Cromer, Fire Chief, represented this request. The driveways are the same driveways that were previously addressed under the zoning variance request. They are requesting the waiver of the environmental impact study because of the small number of employees and the limited traffic related to the this type of use and the relative small size of impervious area to be created will pose a minimal impact on the neighborhood and environment.

Planners Van de Castle/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 5-0 vote.

Sharrah Design Group, Inc. on behalf of Wolverine Holdings, LLC and Clyde and Anna Mae Martin, is requesting a modification to Article VIII of the Subdivision and Land Development Ordinance from the requirements of Article IV with regards to contours, existing features, etc. due to final lot addition plats submitted for subdivision plan approvals.

Bob Sharrah represented this request. Mr. Sharrah provided a plan showing several subdivision plans including Martin's Ridge and Thornbury Hunt (Wolverine Holdings). There

are several land swaps that are being shown on the plan to improve lot configuration. The land swaps are occurring between four parties including the Wolverine Holdings, the Martins, Joseph A. Myers, (South Heights LP) and the Taggart property. This will help with the recording of the final plans of all these subdivisions. They are requesting a waiver of the details that are normally shown on the plan because they are on the individual plans of each subdivision.

Planners Marsh/Mummert moved for a favorable recommendation on this request to the Penn Township Board of Commissioners. Motion carried on a 5-0 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.

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, Wolverine Holdings LLC, John Teel, 1060 Baltimore Street, Hanover, PA 17331. 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.

There was no action taken on this plan.

P03-15 – PINE BROOK DEVELOPMENT, Paul Burkentine, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary land development plan to construct a forty-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 - 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.

P03-23 – 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.

P05-15 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.

P05-21 – 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.

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.

P06-10 – HIGH POINTE @ ROJEN FARMS –NORTH, 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan to create one hundred single family residential lots. The property is located on the north side of Grandview Road, east of Beck Mill Road in the R-22 zone.

There was no action taken on this plan.

P06-15 – WHISPERING RUN, Joseph A. Myers, 160 Ram Drive, Hanover, PA 17331. A final subdivision plan submitted to create one hundred twenty-five (125) residential lots. The property is located on the east side of Beck Mill Road, north of Grandview Road in the R-22 zone.

There was no action taken on this plan.

P06-19 – BOYD W. ARNOLD, (Deceased) & ROLDA E. ARNOLD aka ROLDA E. BECKER, 996 Hill Top Drive, Spring Grove, PA 17362. A final subdivision plan to create two (2) residential lots. The property is located on Earl Street in the R-15 zone.

There was no action taken on this plan.

P06-20 – PROPOSED RUTTER’S FARM STORE #6, CHR Corporation, Tim Rutter, 2295 Susquehanna Trail, Suite C, York, PA 17403. A final reverse subdivision and land development plan submitted to construct a convenience store dispensing fuel and a car wash. The property is located south of York Street (SR 116) between Blooming Grove Road (SR216) and Hirtland Avenue in the H/B 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.

P06-25 – PETER & PENNY FILUS, 6815 Laurel Summit Drive, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is also located in Heidelberg Township and is zoned conservation.

There was no action taken on this plan.

P06-26 – MARTINS RIDGE SUBDIVISION, Bon Ton Builders, 1060 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create twenty-three (23) single-family residential lots. The property is located on Beck Mill Road in the R-22 zone.

There was no action taken on this plan.

P07-03 – PENN TOWNSHIP FIRE DEPARTMENT, 20 Wayne Avenue, Hanover, PA 17331. A final land development plan to construct a fire station. The property is located on the south side of Clover Lane in the S/C zone.

Reg Baugher, Hanover Land Services, represented this plan. This is the initial review of the plan and is the same plan that was presented for the zoning hearing board case. The building has been moved slightly to help alleviate grade problems. The building will be one-story where the apparatus bays are located and will be two-stories where the offices and bunkrooms are located. The building will be no taller than what is allowed by the ordinance. The bays will be opened on both sides of the building to allow for straight through access by the equipment. York County Planning Commission comments have not been received.

P07-04 –SLW LTD. PARTNERSHIP PARKING EXPANSION, 607 W. Chestnut Street, Hanover, PA 17331. A final land development plan to construct a parking lot expansion. The property is located in the Industrial Zone.

Dave Stair, Loss Stair Civil Engineering, represented the plan. The Township previously approved this plan, but since then the owner would like to add an additional five parking spaces. The tenant is a snack food company that utilizes small vans for deliveries. The storm water cannot be controlled for the property but there is very little increase with these additions but they are requesting a waiver for storm water management requirements. There is a drainage swale on the property. York County Planning Commission does not review parking lot developments.

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

P07-05 – WOLVERINE HOLDINGS LLC, 1060 Baltimore Street, Hanover, PA 17331. A final lot addition subdivision submitted for an add-on-lot. The property is located on Beck Mill Road in the R-22 zone.

P07-06 – CLYDE E. & ANNA MAE MARTIN, 1076 Beck Mill Road, Hanover, PA 17331. A final lot addition subdivision plan submitted for two (2) add-on lots. The property is located on Beck Mill Road in the R-22 zone.

Bob Sharrah, Sharrah Design Group, represented both of these plans. They show a land swap between Wolverine Holdings, the Martins, Thornbury Hunt, and the Taggart property. Mr. Sharrah stated that this is to have a cleaner title for the properties. Zoning Officer Menges stated that he feels that York County Planning Commission comments will be received prior to the Board of Commissioners meeting so that conditional approval could be given.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on these plans pending the receipt and favorable review of York County Planning Commission comments. Motion carried on a 5-0 vote.

P07-07 – 150 BROOKSIDE AVENUE FINAL SUBDIVISION, Michael J. and Luann Hufnagle, 1009 York Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located at 150 Brookside Avenue in the R-8 zone.

There was no action taken on this plan.

The meeting adjourned at 8:25 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary