

PENN TOWNSHIP PLANNING COMMISSION  
FEBRUARY 5, 2009

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:20 P.M. on February 5, 2009 at the Penn Township Municipal Building. Present were planning members Stede Mummert, Paul McAndrew, and Daniel Goldsmith. Planners Fred Marsh and Wendell Felix were absent with notice. Planner James Butt was absent without notice. Also present were Township Engineer Bortner and Zoning Officer John Menges.

The January 8, 2009 Planning Commission minutes were approved as submitted.

The Planners received the following zoning appeals and will make recommendations to the Zoning Hearing Board: **None**

The Planners received the following waiver or exoneration requests:

**ESAB WELDING & CUTTING PRODUCTS requests exoneration from a land development plan for a separate concrete pad not part of a completed land development plan.**

There was no one present to represent the request so the Planners moved to table the request.

**MIKE HARTMAN PROPERTY- requests waiver from Subdivision and Land Development Ordinance of Section 506.d – Intersection Site Distances and exoneration of Section .605 – Landscaping and Bufferyards for location of automobiles in car lot for best visibility at corner of Blettner Avenue and Frederick Street, Hanover, PA 17331.**

Gerry Funke, Group Hanover, Inc., represented this request. They are proposing to build a car sales lot on this property. Mr. Funk provided pictures showing the site distance as it currently is and request that his client be allowed to place a restrictive barrier, similar to the one that Lots for Less has on the sales lot at the corner of Carlisle Street and Radio Road. York County Planning Commission comments have been received for the land development plan but have not yet been addressed by the applicant or the township staff. There was some discussion about the comments and the proposed buffering along Blettner Avenue. There is sidewalk shown but it will not connect to adjoining properties. PennDOT uses a ten-foot behind the curb line for sight distance and that is where Mr. Funke was standing when he took the pictures. There was some discussion that the vehicles have to be low profile vehicles so as not to impede the clear sight triangle. The Planners are looking for something permanent to be placed that will prevent the “creeping” of vehicles into the clear sight triangle. Mr. Funke noted that his design is based exactly on the Lots for Less design.

Planners McAndrew/Mummert moved for a favorable recommendation for a waiver from Section 506.d Intersection Site Distance of the Subdivision and Land Development Ordinance for a car lot located at the intersection of Blettner Avenue and Frederick Street. Motion carried on a 4-0 vote.

Planners McAndrew/Mummert moved for a favorable recommendation for exoneration of Section .605 Landscaping and Bufferyards of the Subdivision and Land Development Ordinance for a car lot located at the corner of Blettner Avenue and Frederick Street. Motion carried on a 4-0 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 – GATEWAY HANOVER, (formerly Carlisle Crossing) c/o CBL Realty Associates 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.

**P03-15 – 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 - WALLEN TRACT APARTMENTS/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.

**P03-30 – 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.

**P04-18 – 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.

**P05-15 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.

**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.

**P07-24 – R & R FITNESS REAL ESTATE LLC, 60 Southside Drive, Newville, PA 17241. A final land development plan submitted to construct a health club and bank. The property is located on the corner of Broadway and Hickory Lane in the S/C 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.

**P08-08 – ARBY'S AND TOM'S CONVENIENCE STORE, Shipley Fuels LTD, 415 Norway Street, York, PA 1405. A final land development plan submitted to construct a fast food restaurant. The property is located at 1340 Baltimore Street in the Shopping/Commercial zone.**

There was no action taken on this plan.

**P08-10 – STONE RIDGE DEVELOPMENT CROSSWINDS ASSOCIATES DEVLEOPMENT AND TOWNSHIP OF PENN. Burkentine & Sons, Inc. 330 Dubbs Church Road, Hanover, PA 17331. A final add-on subdivision plan submitted to create seven (7) residential lots. The property is located at Breezewood Drive in the R-15 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 HILL 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.

**P08-21 – ANITA MILLER, 1391 Lark Avenue, Hanover, PA 17331. A preliminary/final minor subdivision plan submitted to create an existing single-family residential lot in the R-15 zone and a single-family residential lot undeveloped.**

Scott Miller, Dawood Engineering, Inc., represented this request. Engineer Bortner stated that York County Planning Commission comments have been received and that Mr. Miller has tried to address those by making revisions to the plan. The Planners then reviewed the York County comments. Mr. Miller noted that a note has been added to the plan showing where the fire hydrant is located. Township Engineer Bortner noted that corrections were made to the plan per York County Planning Commission comments. The earthen driveway that is shown on the

plan was for a four-wheeler trailer; it has since been removed so it is not viewed as an access drive. The lot can be subdivided in the future so a house number was not assigned to it. Township Engineer Bortner's comments have been addressed.

Planners McAndrew/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on P08-21 Anita Miller. Motion carried on a 4-0 vote.

**P09-01 – STONE RIDGE/HALTER/PENN TOWNSHIP/BROOKSIDE HEIGHTS – 819, 819 1/2, 823 York Street, Hanover, PA 17331. A final subdivision add on in the A-O zone.**

There was no action taken on this plan.

**P09-02-MIKE HARMAN – Intersection of Frederick Street and S. Blettner Avenue, Hanover, PA 17331. A final land development plan for proposed automotive sales and services in the HB zone.**

There was no action taken on this plan.

**P09-03 – MARK'S AUTO BODY – 35 Barnhart Drive, Hanover, PA 17331. A final subdivision land development plan submitted for construction of a garage (body shop) in the Industrial Zone.**

There was no action taken on this plan.

**Public Comments:**

Robert Sharrah, on behalf of Wolverine Holdings requested a waiver of the requirement of Section 307 of the Subdivision and Land Development Ordinance that requires each section in any residential subdivision and land development, except the last section, to contain a minimum of twenty five percent of the project unless the Board of Commissioners approves a lower percentage. Mr. Sharrah is requesting a waiver of this requirement for Thornbury Hunt so that lots 18 and 19 can be developed. Brian Lane is already constructed to the front of these lots and public water and sewer have been extended to them. Engineer Bortner provided the plans that show the extensions of these utilities through Martins Ridge to Thornbury Hunt and where both proposed developments are to be built. There were some previous swaps of property between the developments in order to make the lots conform to the Township's ordinances. Thornbury Hunt wants to have these two lots approved for development prior to submitting a plan for the development of the first 25%. Engineer Bortner stated that they would need infiltration for storm water management. There is a temporary cul-de-sac shown on the plan, which will be constructed when Thornbury Hunt is constructed. The Planners gave a favorable preliminary recommendation on the request but indicated that it must be submitted in writing.

The meeting adjourned at 7:48 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary