

PENN TOWNSHIP PLANNING COMMISSION
February 3, 2011

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on February 3, 2011 at the Penn Township Municipal Building. Also present were planning members David Quinn, Fred Marsh, Paul McAndrew, Stede Mummert, Daniel Goldsmith, and Wendell Felix, along with Township Engineer Eric Bortner and Zoning Officer John Menges.

The January 6, 2011 Planning Commission minutes were approved as submitted.

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

Z11-01 – KARYN BRASHEARS, MIKE AND JOSH BRASHEARS, 6 Loop Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.2 (Use) in order to raise and house racing and show pigeons. The property is located at 6 Loop Drive in the R-15 zone.

Karyn Brashears and Josh Brashears represented this request. Josh Brashears presented a letter about his hobby of raising pigeons, which was read by Mrs. Brashears. The letter explained how he got involved in the hobby, when he got the pigeons, and what he intends to do with the pigeons. Josh Brashears has had eleven pairs of pigeons for the past nine months. He also brought in a petition signed by the neighbors stating that they did not have a problem with the pigeons.

The Brashears received their pigeons from Mr. Tracy Davis who received a variance from the Zoning Hearing Board about fifteen years ago to raise pigeons at his home along Grandview Road. The Brashears raise both show and racing pigeons. They take the pigeons wherever they go in the spring and summer and release them and they return home every time. Josh Brashears provided pictures of the area where the birds are kept. The coop is 3' by 4'. They use school lockers for their hutches. The eggs are thrown out in the trash. They have not replaced the ones that have not returned. They are not sure how to get rid of the pigeons if they have to because they always fly back. Josh Brashears displayed some of his pigeons, both show pigeons and flyers, to the Planners. The pigeons have all their required shots and are treated if they become sick.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z11-01 – Karyn Brashears, Mike and Josh Brashears, 6 Loop Drive, Hanover, PA requesting a variance to Section 203.2 (Use) in order to raise and house racing and show pigeons as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 7-0 vote.

Zoning Officer Menges informed the applicants to make sure that they have some of the signers of the petition at the Zoning Hearing Board meeting on February 8, 2011. If they are not present to testify to their support the petition will not be accepted.

Z11-02 – WALTER DANNER c/o DAVID DANNER, 600 Beck Mill Road, Hanover, PA 17731. Applicant is requesting a variance to Section 203.2 (Use) in order to operate a retail

business. The property is located on the northwest corner of Beck Mill Road and Cooper Road in the R-15 zone.

Reg Baugher, Hanover Land Services, represented this request. The applicant is proposing to relocate the current Bernina Sewing Machine Shop (currently located across the street) to this parcel. They will be constructing a new building on the property. The existing building on the old property will be used for warehouse. The two proposed driveways will be far enough apart but the sight distance will need to be reviewed during the land development review process. There are 110 feet between the driveways and per the zoning ordinance they only need to be forty feet apart. They feel there will be no impact to the area because it is an existing business and there are other businesses in the area. The proposed retail store and warehouse will be 7,200 square feet. The tract for the store is 2 acres. They are proposing a storm water management easement on the property but it is referred to as Tract No. 3.

Planners Mummert/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z11-02 – Walter Danner c/o David Danner, 600 Beck Mill Road, Hanover, PA requesting a variance to Section 203.2 (Use) in order to operate a retail business as it meets the requirements for a variance as set forth in Section 502.3 a) thru f) Motion carried on 7-0.

Z11-03 – HANOVER SCHOOL DISTRICT, c/o Gerald Funke, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (area and Bulk), 300.3 (Fences and Walls), 303.1 (Off-Street Parking) and 303.2c, 2d, 2g (Development of parking facilities) and a special exception to Section 202.(Use) in order to renovate an athletic field. The property is located at 400 McAllister Street in the R-8 zone.

This plan was represented by Gerald Funke, GHI Engineers, Architect Jim Baumgardner and Arthur Smith, Hanover School District Board of Directors. Mr. Funke stated that most of the items they are requesting are already existing but they are either replacing or improving them. The first request is for Section 202.3 Area and Bulk regulations for the ticket booth, the front of the stadium and the two buildings underneath the stadium, which currently sit in the front setback. The concession stand will be made more permanent and the two buildings under the stadium will be removed. Both of the remaining structures will be within the front setback. They are requesting a variance to Section 3003.3 fences and walls because the existing chain link fence located in the front setback is six feet in height as opposed to the three feet allowed by the ordinance. They will be replacing the fence with a six-foot black chain link fence except at the main entrance. At the main entrance the fence will be a black wrought iron fence that is 11' 9" with arched 14' 11" gates. Brick faced columns ranging in height from 12' -6 "to 14' -6" will support the wrought iron fence and gates. The property slopes on the front side of the building. The stone area underneath will be paved. They are requesting a variance to Section 303.1 Off Street Parking and the closest type of use listed in the Township's ordinance is auditorium, church, theater and other such places of public assembly. These uses require one space for each 2 seats. Total capacity of 3,537 seats would require 1,769 parking spaces. Combined parking areas will hold approximately 840 vehicles. The most they have attending an event is 1000 people but average about 800 to 900 people per event. They have played soccer on the football field but do not use it for practice. They new stadium will have room for soccer fields. There will be new field lights placed outside of the seating area. They are also requesting a variance to 303.2 Development and Maintenance of Parking Facilities. They are requesting that the grass area remain for parking, but they will be adding a porous concrete driveway. Part of the requested variance is for the parking areas not to be paved. The new track will be pulled away from the

field farther than it currently is. There is a maintenance shed proposed for the end of the football field for storage of equipment. There will be a new visitor's stand installed. The track will be constructed with six lanes because that is all that is needed to conduct track events at the stadium. The track will be rubber. Planner Felix wanted confirmation that the field will be used for football, soccer, band and track. Mr. Funke confirmed that these would be the only events. It was recommended that this be included on the final plan. This would be for all levels within the school district.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z11-03 – Hanover School District, requesting a variance to Sections 202.3 (Area and Bulk), 300.3 (Fences and Walls, 303.1 (Off-Street Parking) and 303.2c 2d, 2g (Development of Parking Facilities) and a special exception to Section 202.2 (Use) in order to renovate an athletic field, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f) and the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 7-0 vote.

The Planners received the following waiver or exoneration requests:

Group Hanover, Inc. is requesting a modification on Section 605 (Landscapes and Bufferyards) on the land development plans for Sheppard and Myers athletic fields.

Gerry Funke, Group Hanover, Inc., represented this request. They are requesting to install a different type of tree for maintenance reasons instead of the approved trees allowed by the Township's Subdivision and Land Development Ordinance. They are requesting to plant a row of skyline honey locust trees. Mr. Funke stated that this species is commonly used as a street tree because the root systems do not push up the sidewalk, are fast growing and easy to maintain and are very hearty. The front parking spaces will be compliant with the ordinance. The front of the fence will be wrought iron but the rest of the fence will be chain link.

Planners Quinn/McAndrew moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on 7-0.

Jack N. Powell PE, Inc., on behalf of the Hickory Falls Family Entertainment Center is requesting a waiver from land development plans for proposed building and parking addition. The property is located at 110 Hickory Lane.

Jack N. Powell, PE, and owner Jeff Stern represented this request. They are requesting waiver of a land development plan for a proposed 60' x 70' building addition over an existing pad and area occupied by a shed and pavilion. The new structure will be used for laser tag. This will result in a net increase of building area of 274 square feet. There will be additional parking added. The existing stormwater management was designed for 30% impervious and they will be at about 29% impervious. There was concern about the compact car parking spaces shown on the plan. The existing buffer yard would not have to be moved because of the compact cars being parked in the area. The golf course was not considered part of the impervious area because the water becomes part of the circulation system of the golf course. The last land development plan was done in 2005, which was submitted for the addition of the batting cages. The current pavilion has been enclosed with walls.

Planners Felix/Goldsmith moved for unfavorable recommendation to the Penn Township Board of Commissioners 6-1 on this request. Motion carried on a 6-1 vote with Planner McAndrew 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.

P03-03 – 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.

P03-30 – 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 Brezewood 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.

P10-09 – WALLEN TRACT APARTMENTS/SOUTH WEST CROSSING, LLC, South West Crossing, LLC, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan for 48 unit multi-family complex. The property is located at Baer Avenue and Bowman Road in the R-8 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 was no action taken on this plan.

P10-17- SOUTH WESTERN SCHOOL DISTRICT BREEZEWOOD DRIVE SUBDIVISION, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted in order to create three lots. The property is located at the intersection of Breezewood Drive and Barrett Street in the R-15 zone. There was no action taken on this plan.

P10-18 – SUSQUEHANNA BANK ADDITION, Susquehanna Bancshares, Inc. Attn.: James Murphy, 206 North Cedar Street, P.O. Box 1000, Towson, MD 21204. A final land development plan submitted in order to construct a bank addition. The property is located at 1345 Baltimore Street and 4021 Grandview Road in the S/C and R-15 zones. There was no action taken on this plan.

P11-01 – GATEWAY HANOVER – REVISED LOT 1, Conewago North Ridge Partners, LP, 610 Edgegrove Road, Hanover, PA, 17331. A final land development plan submitted for the relocation of porous paving areas. The property is located on Wilson Avenue in the S/C zone.

Gary LeFevre, Conewago Enterprises, represented this request. This lot will house the Olive Garden and the Longhorn Steak house. This plan shows a change in the porous paving areas for the stormwater management of the lot at the request of the tenant. There was discussion on what else would be in the shopping center. Zoning Officer Menges stated the York County Planning Commission would not review the plans.

Planners McAndrew/Quinn moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 7-0 vote.

The meeting adjourned at 8:25 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary