

PENN TOWNSHIP PLANNING COMMISSION
FEBRUARY 7, 2013

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, February 7, 2013 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Wendell Felix, Stephen Roth, David Baker, David Quinn along with Zoning Officer John Menges, and Township Engineer Eric Bortner.

The planners approved the January 3, 2013 planning commission minutes as submitted.

Zoning Officer Menges stated that he has the sewage facilities planning module for Glade Village along Bowman Road. He will be signing and sending to the Department of Environmental Protection.

The planners received the following zoning appeals and made the following recommendations to the zoning hearing board: None.

The Planners received the following waiver or exoneration requests:

Center Point Engineering, Inc. on behalf of Southwestern School District is requesting a waiver to Section 605 (landscaping), Section 308 (Preliminary Plan) of the Penn Township Subdivision and Land Development Ordinance and Section 303 (Volume Controls) of the Stormwater Management Ordinance for the Baresville Elementary School land development plan for proposed additions and renovations. The project is located at 135 Sanford Avenue.

Christopher J. Beauregard, P.E., Center Point Engineering, Inc., is working with South Western School District on the project and represented this request. The land development plan was presented to the Township in January 2013 and contains additions for classrooms, a library and a new entrance. They have received comments from the Township Engineer, York County Planning Commission and York County Conservation District. They have resubmitted plans with a counter response letter to address the comments from the three organizations. Engineer Bortner stated that the applicant has addressed all comments. The proposed additions will improve security and overcrowding in the school. There is no increase in staff or students at the school. Parking calculations require 87 parking spaces. The site currently has 104 and when the project is completed they will have 4 less.

They are requesting a preliminary plan waiver, which according to Mr. Beauregard, is a common waiver request because there are no new public improvements associated with this project. They are requesting a waiver from the landscaping requirements as the site is developed and has trees around the property. They are not encroaching into the residential side of the property. They are requesting a storm water waiver because there is the possibility that sink holes exist in the area. They currently do not have any but are simply being cautious because the geotechnical study indicates the possibility. The underground storm water area is lined and will not recharge the ground water table. The storm water is being managed, however. There were no signs of voids in the geotechnical report but the results of the study require a geotechnical engineer to be on site during the construction. The storm water management is designed not to have a sinkhole open up.

The storm water basin will be going where there is currently playground equipment. The roof leaders will be directed into the storm water system, which is under ground. The void ratio is 97% for the storm water area. The addition is being offset from the existing school and connected by a hallway to make the facility and the play ground ADA compliant. Some of the existing classrooms will become

small group instruction rooms. Some of the existing library will become a secured entrance for the school. The remaining portion of the old library will join with the new library. There will be a library classroom addition on the new library. The current entrance will become part of the administrative area. They will also be upgrading the windows to increase daylight to the facility.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on Center Point Engineering Inc requesting a waiver to Section 605 (landscaping) of the Penn Township Subdivision and Land Development Ordinance for the Southwestern School District Baresville Elementary School land development plan. Motion carried on a 6-0 vote.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on Center Point Engineering Inc. requesting a waiver to Section 303 (volume controls) of the Penn Township Stormwater Management Ordinance for the Baresville Elementary School land development plan. Motion carried on a 6-0 vote.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on Center Point Engineering Inc requesting a waiver to Section 308 (preliminary plan) of the Penn Township Subdivision and Land Development Ordinance for the Southwestern School District Baresville Elementary School land development plan. Motion carried on a 6-0 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.

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.

P04-25 – 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 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.

P07-27 – 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.

P08-20 – 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 – 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 is no action taken on this plan.

P12-07- MEM AUTOMOTIVE, Matthew S. Dietrich, 936 York Street, Hanover, PA 17331. A final land development plan submitted in order to construct a building. The property is located at the rear of 936 York Street in the Highway/Business zone.

Reg Baugher, Hanover Land Services, represented this plan. This plan had been previously reviewed for a waiver of the landscaping requirements. Mr. Baugher reported they have received the approved sewer module and have addressed Township Engineer Bortner's and York County Planning Commission comments. The privacy fence does match Zoning Officer Menges comments. The landscaping plan is signed by a sealed landscape architect and is in accordance with the waiver granted.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on 6-0 vote.

P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Hanover, PA 17331. A final subdivision plan submitted in order to create twelve (12) lots to construct a single-family detached dwellings. The property is located on east side of Breezewood Drive approximately .5 mile south of York Street in the R-8 zone. There was no action taken on this plan.

P13-01 – BARESVILLE ELEMENTARY SCHOOL ADDITIONS & RENOVATIONS, South Western School District, 225 Bowman Road, Hanover, PA 17331. A final land development plan submitted in order to construct a library and class room addition to the existing school. The property is located at 135 Stanford Avenue in the R-8 zone.

The planners reviewed this plan for waiver consideration. Township Engineer Bortner noted that all comments have been addressed from his office and from the York County Planning Commission. Engineer Bortner stated that the plan was in good shape to him.

Planners Quinn/Baker moved for a favorable recommendation on this plan to the Penn Township Board of Commissioners. Motion carried on a 6-0 vote.

P13-02 – GLADE VILLAGE, Trone Rental Properties, Chris Trone, 350 Third Street, Hanover, PA 17331. A final subdivision, land development and consolidation plan submitted in order to construct residential apartments with thirty-one (31) units. The property is located on Bowman Road in the R-8 zone.

Chris Trone, Trone Rental Properties, represented the request. York County Planning Commission comments have not been received. A parcel with a single-family mobile home and an empty lot will be reverse subdivided and then the existing house and mobile home will be removed. The plan shows the stormwater pond being the responsibility of the property owner in this development. The way the properties currently are situated the storm water pond is shared between one of these parcels and the adjoining property that has town homes on it. There was some discussion about how the trash would be picked up for the units. Mr. Trone will be contacting Mr. Mahone about what is required. There are several townhouse complexes within in the Township where the trash is collected by the township's private hauler. The plan does show two dumpsters for the residents. Mr. Trone stated that this should be adequate. The concern is that there are 31 units that could be placing trash out at the same time.

P13-03 – BROOKSIDE HEIGHTS – PHASE I, Paul Burkentine, Brookside LLC, 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single-family attached dwellings. The property is located south of York Street and east of Brookside Avenue in the R-8 zone. There was no action taken on this plan.

The meeting adjourned at approximately 7:43 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary