

PENN TOWNSHIP PLANNING COMMISSION
MARCH 6, 2008

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on March 6, 2008 at the Penn Township Municipal Building. Present were planning members Ray Van de Castle, Craig Prieber, Dan Goldsmith and Fred Marsh. James Butt, Gary LeFevre, and Stede Mummert were absent with notice. Also present were Township Engineer Bortner and Zoning Officer Menges.

The February 7, 2008 Planning Commission minutes were approved as submitted.

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

Z08-06 – SOUTH WESTERN SCHOOL DISTRICT, 225 Bowman Road, Hanover, PA 17331. Applicant is requesting a variance to Section 209.3 (Area and Bulk) in order to construct a transportation facility expansion that encroaches into the side setbacks. The property is located at 50 Spring Garden Street in the Industrial Zone.

Zack Fry, Group Hanover Incorporated and Chuck Baumgardner, South Western Transportation Director, represented this request. South Western is proposing two additions to their existing transportation facility with the addition closest to the Bruce L. Jones property encroaching into the fifty-foot setback by twelve feet. The addition will be used to house their computers, which are currently being stored in the garage. Zoning Officer Menges was concerned about the vehicles currently being parked in this location. He feels that once the addition is constructed this area should be a no parking zone with parking being provided to the rear of the facility. Zoning Officer Menges suggested that the area from where it states existing steel pin (Ex. Sp) back to the building be designated as no parking to allow access for emergency vehicles. The Committee reviewed the current pictometry pictures available for this property. Zoning Officer Menges suggested that the parking that occurs in the front of the current building be eliminated also. The Committee made some suggestions regarding land development issues that included adding guardrails and making the traffic flow one way around the building.

Planners Prieber/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Z08-06 – South Western School District requesting a variance to Section 209.3 (Area and Bulk) in order to construct a transportation facility expansion that encroaches into the side setbacks as it meets the requirements for a variance as set forth in Section 502.3 a) thru f) with the condition that guard rails are placed around the corners of the building near the garage and meeting rooms. Motion carried on a 4-0 vote.

Z08-07 – GLENN RENFRO, 205 Bankert Road, Hanover, PA 17331. Applicant is requesting a variance to Section 205.3 (Area and Bulk) in order to construct a garage that encroaches into the side setbacks. The property is located in the R-40 zone.

Glenn Renfro represented this request. Zoning Officer Menges stated that Mr. Renfro had been before the Zoning Hearing Board on June 7, 2007 for the same request and had received approval. Mr. Renfro stated that he had received approval for a variance of five feet but when he tried to locate the property pins where he was told they were they were not in that

location. The side property pin along the neighbor's driveway is at an angle and results in him needing more than the five feet variance he was given. He is requesting an additional three feet. Mr. Renfro's property extends from Bankert road to a non-dedicated right of way which the property owner will not give Mr. Renfro access to. The garage will be similar in construction and style to the existing house. The problem is the way the neighbor's driveway is constructed with reference to where the property pins are located. He stated he wanted to put the garage in the field but because he cannot get the access from the neighbor, Mr. Wetzel, it does not make the construction of the garage at that location feasible. The property is a double frontage L-shaped lot. The current home is part of a homestead farm that was subdivided into several lots.

Planners Marsh/Goldsmith moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z08-07 – Glenn Renfro, requesting a variance to Section 205.3 (Area and Bulk) in order to construct a garage that encroaches into the side setbacks, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 4-0 vote.

The Planners received the following waiver or exoneration requests:

C.S. Davidson, Inc., on behalf of ESAB Welding & Cutting Products, is requesting waivers from Article V, Sections 505.k and 505.k.1 of the Subdivision and Land Development Ordinance for their final land development plan. The property is located at 801 Wilson Avenue in the Industrial Zone.

Benjamin Craddock, C.S. Davidson, Inc., represented this request. Mr. Craddock stated that ESAB is proposing a concrete pad for some outdoor dust collection equipment. They had been previously denied a request for a waiver of land development requirements. Mr. Craddock stated that they would only need a waiver for the curbing because, according to our ordinance, sidewalk is not required in the Industrial Zone. ESAB faces onto Wilson Avenue, which is curbed although Karen Lane is not. Engineer Bortner reported that Karen Lane was paved two to four years ago. Engineer Bortner reported that the radiuses have been installed along Wilson Avenue at the intersection of Karen Lane. The ordinance would require curb along Karen Lane for the length of their entire property. There are no other manufacturing facilities along Karen Lane and the other properties are used for farming.

Planners Marsh/Van de Castle moved for a favorable recommendation on this request to the Penn Township Board of Commissioners. 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.

P03-11 – 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.

Robert Sharrah represented this plan. This plan has changed developers several times and is currently being worked on by Mr. Sharrah and his client. The plan now shows the development with thirty-eight homes rather than the originally proposed fifty-three. In addition, Mr. Sharrah stated that he is requesting several modifications to the Township's subdivision and land development ordinance. They include a waiver to the section that states that a street should not be ended without a cul de sac. He is proposing three dead end streets that would eventually connect to the next development, South Heights. These streets would have one or two driveways along them. There will be one street with a cul de sac that will also connect to the South Heights subdivision. Engineer Bortner provided examples of other areas in the Township where this has occurred. One of these is Brian Lane in the Martins Ridge Development, which did not have a cul de sac when the first phase was completed, but which is now being extended with the second phase. The second request is for a waiver of the section of the ordinance that states that a lot shall not be more than 2.5 times nor less than one time deep as it is wide. Mr. Sharrah has about six lots that do not meet this requirement because of the topography of the land and the stream through the property. There is adequate buildable area on these lots. Mr. Sharrah reviewed some of the changes that he has made to the plan as compared to when it was originally presented to the Township. Engineer Bortner stated that in the past they have not installed a cul de sac when there have been less than three driveways on the street.

Planners Marsh/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on these requests. The streets known as Boulder, Bent, and Brian Lane will not end in a cul de sac. Motion carried on a 4-0 vote.

The Planners continued the review. Mr. Sharrah again explained that there are thirty-eight lots as compared to the fifty-three and forty-three lots that were previously shown by other developers. Previous plans showed the storm water from Thornbury and South Heights being handled collectively because of the topography. Under the new plan, both developments are going to be controlling their own storm water. The streets in this development will line up with the developments adjacent on either side of the property. Engineer Bortner provided the pictometry picture of the current property and the Martins Ridge Development that is to the south of it. Mr. Sharrah stated that there would also be improvements to Beck Mill Road with this project. Engineer Bortner stated that these improvements would be conducted similarly to how those for the Martins Ridge Development were constructed. Engineer Bortner stated that Mr. Sharrah is the fourth person to work on the plan. York County Planning Commission comments were from 2003 and it is believed that York County Planning Commission does not need to review the plan again. Engineer Bortner stated that there are a few things that need to be completed before the plan can be approved. The planning module was completed last month. The sewer for the property will go through the new interceptor constructed by the developers and by Homewood.

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.

P03-23 – 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.

P03-30 – 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.

P06-20 – 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 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.

P07-25 – HAROLD H. & DARTHEA L. DUSMAN, c/o Alan Dusman, 4204 Grandview Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located at 1050 Beck Mill Road in the R-22 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.

P08-03 – ESAB WELDING AND CUTTING PRODUCTS, c/o Matt Tumillo, 801 Wilson Avenue, Hanover, PA 17331. A final land development plan submitted to construct a concrete pad addition. The property is located at 801 Wilson Avenue in the Industrial Zone.

Benjamin Craddock represented this plan. Engineer Bortner stated that York County Planning Commission sent a letter that they would not review the plan.

Planners Van de Castle/Marsh moved for a favorable recommendation on P08-03 – Esab Welding and Cutting Products. Motion carried on a 4-0 vote.

P08-04 – DONALD B. SMITH, INC., Gerald Funke c/o Group Hanover, Inc., 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted to construct a business. The property is located at 450 West Chestnut Street in the Industrial Zone.

Zack Fry, Group Hanover, represented this plan. This is a plan to construct a building to house the Donald B. Smith Company. Mr. Fry stated they are not intending on increasing the number of employees but rather provide a new home for the business. Zoning Officer Menges is concerned about the area on the plan that is being considered for equipment storage. Any parking for vehicles will have to be concrete or asphalt. If the area is for pallet storage then it can be stoned. The maximum lot coverage allowed is 80%. There was some concern about where a dumpster would be located. Zoning Officer Menges stated that as long as it is located to the rear of the property there would not be a concern. Zoning Officer Menges also stated that they most likely would use a roll off. There should be an area designated for the pad. Zoning Officer Menges stated there is more access and egress than allowed. The ordinance allows two per street frontage and the plan is showing three. He stated this would be a concern for the County Planners. Zoning Officer Menges was concerned if Hanover Borough was contacted about the West Chestnut Street extension. York County Planning Commission comments have not been received.

The meeting adjourned at 8:19 p.m.

Respectfully submitted,
Kristina Rodgers, Recording Secretary