

PENN TOWNSHIP PLANNING COMMISSION
MARCH 4, 2010

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on March 4, 2010 at the Penn Township Municipal Building. Also present were planning members David Quinn, Paul McAndrew, Fred Marsh, and Daniel Goldsmith. Planners Wendell Felix and Stede Mummert were absent with notice. Also present was Township Engineer Bortner and Zoning Officer Menges.

The February 4, 2010 Planning Commission minutes were approved as submitted.

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:

Baltimore Street Tattoo, Inc. is requesting exoneration from land development plans in order to create additional parking on their premises located at 1319 Baltimore Street.

The Planners reviewed a request dated December 16, 2009 for a waiver of the land development requirements at 1319 Baltimore Street for additional paving. Charles Freeland represented this request. The property is located at the intersection of Baltimore Street and Hillside Road across from the Arby's/Tom's store. Mr. Freeland has had customers parking on the grass and was notified by the zoning officer that parking on the grass was not allowed by Township ordinances. He would like to add one parking space in the front of the property and about seven additional spaces to the rear of the property. He will also be replacing the sewer line during the paving. The proposed parking spaces will place him right on the setback line. Parking lots only need to be three feet from the property line. The front of the property slopes up but the rear of the property is flat. He will place curb within the parking lot in order to keep the traffic on the current driveway. He understands he will need to meet the storm water management requirements. There is an infiltration bed in the middle of the lot and they can do the same thing with the new parking area. He is not required to have any additional parking spaces but his client's appointments have become overlapped and he has been having parking problems. The new parking spaces will be the same size as the existing parking spaces. The employees will park in the back of the lot. He will be paving the entire lot. The sewer line on the property is being replaced because they have had the plumbers at the site about seven times in the last year. Township Engineer stated that he has no other waiver requests for this property.

Planners Quinn/McAndrew moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. 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 – 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.

P03-20 - 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) units, 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.

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.

P10-01 –ESAB MATERIALS BUILDING, The ESAB Group, Inc., 411 Ebenezer Road, P.O. Box 100545, Florence, SC 29501-0545. A final land development plan submitted in order to construct a materials building. The property is located at 801 Wilson Avenue in the Industrial Zone.

Tom Englar, C.S. Davidson, represented this request. Township Engineer Bortner reported that York County Planning Commission comments have been received and addressed. They are proposing a storage facility for the ESAB building. A revised plan was provided to the Planners. There were waivers approved by the Board of Commissioners for curb and sidewalk. There will be no increase in utilities or employment with the construction of the building. The building will be for storage of materials. There are additional storm water management facilities proposed.

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

The meeting adjourned at 7:20 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary