

PENN TOWNSHIP PLANNING COMMISSION  
MARCH 1, 2012

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on March 1, 2012 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Fred Marsh and David Quinn along with Township Engineer Eric Bortner and Zoning Officer John Menges. Planner Goldsmith was absent with notice.

The February 2, 2012 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: **None**

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 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 – 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.

**P12-01 – STEPHEN C. & JOAN M. SMITH, 1234 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 3265 Grandview Drive in the R-15 zone.**

Gerry Funke, GHI Engineers and Surveyors represented this plan. They are resubdividing two existing lots into a different two-lot configuration. The shed to be removed on the plan has already been removed. The subdivision also allows access for utilities from Grandview Road along the property line. They already have electricity but this would allow them access to public water and public sewer.

Planners Quinn/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried 4-0.

**P12-03-KENNETH A. AND CINDY L. SHUROCK, 533 Meade Avenue, Hanover, PA 17331. A final add-on subdivision plan submitted in order to create a residential add-on lot. The property is located at 533 Meade Avenue in the R-8 zone.** There was no action taken on this plan.

Reg Baugher, Hanover Land Services, represent this plan. The Shurocks currently own two lots and would like to combine them into one. They are intending to remove the mobile home and build a new home on the property. The properties as they currently exist are two taxed parcels with two separate deeds. York County Planning Commission comments have been received and addressed. York County comments indicated concern about some of the improvements that were made on the empty lot because they will affect the lot coverage requirements. The Shurocks will remove some of the improvements when the contractor is on site. The lot was previously owned by an adjacent neighbor and sold to the Shurocks.

Planners Quinn/Klunk moved for a favorable recommendation on this plan to the Penn Township Board of Commissioners. Motion carried on a 4-0 vote.

**P12-04-BUFFALO WILD WINGS (GATEWAY HANOVER, LOT 5), GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an eating establishment. The property is located at 81 Wilson Avenue in the Shopping/Commercial zone.**

Gerry Funke, GHI Engineer and Surveyors, and Allen Smith and Gary LeFevre, Conewago Contractors represented this plan. The Buffalo Wild Wings will be constructed next to the Fulton Bank located at the Gateway Shopping Center along Wilson Avenue. The main entrance will face Wilson Avenue. There will be landscaping around the facility. York County Planning Commission comments have been received and reviewed with the Township Engineer and corrected as needed.

Planners Quinn/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried 4-0.

**P12-05 – HANOVER BIBLE BAPTIST, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17731. A final subdivision plan submitted in order to create two (2) commercial lots. The property is located at 897 ½ Baltimore Street in the Shopping/Commercial zone.** No action was taken on this plan.

The meeting adjourned at approximately 7:19 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary