

PENN TOWNSHIP PLANNING COMMISSION  
APRIL 5, 2007

Vice-Chairman James Butt called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on April 5, 2007 at the Penn Township Municipal Building. Also present were Planning Members Wendell Felix, Michael Johnson, Stede Mummert, Fred Marsh and Gary LeFevre. Chairman Ray Van de Castle was absent with notice. Also present were Township Engineer Bortner. Zoning Officer Menges arrived at about 7:20 p.m.

The March 1, 2007 Planning Commission minutes were approved as submitted.

The Planners received the following zoning appeals and will make recommendations to the Zoning Hearing Board: **None**

The Planners received the following waiver or exoneration requests:

On behalf of Crown Cork and Seal, George M. Wildasin, C.E. Inc. is requesting exoneration from land development plan requirements to install a 14' x 14' concrete chiller pad at the 1650 Broadway location. David Meckley represented the request. They currently have one, which will be kept as a backup in case of a failure by the new one.

Planners Felix/Mummert moved for a favorable recommendation on this request to the Penn Township Board of Commissioners. 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 (SOUTH), 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.**

There was no action taken on this plan.

**P02-28 – CARLISE CROSSING, c/o CBL Associates Properties, Inc., 800 South Street, Suite 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.**

Chris Trone represented this plan. Mr. Trone stated that this is a thirty-unit town house plan at Baer Avenue, which has been on hold since 2003 because of the sewer moratorium. Mr. Trone would like approval of the plan subject to sewer availability. A revised plan was

presented that addressed Township Engineer Bortner's comments. The internal streets of the development will be private. The plan is ready for approval except for sewer, the appropriate bonding for the project and the issues addressed in the traffic impact study. Planner Felix stated that the traffic impact study reported the possibility of intersection lights being installed at Baltimore Street and Black Rock Road and Wirt Avenue and Baltimore Street. According to Engineer Bortner, there is a possibility that the Baer Avenue and York Street intersections were studied. Mr. Trone stated that the developer was expected to contribute about four percent to the installation of the traffic signal at Baer Avenue and York Street. Mr. Trone felt that his development would not affect the proposed traffic signal at Center Street and York Street. Engineer Bortner felt that the impact would carry over one block and if Mr. Trone did not feel the same way they would have to revisit the traffic study. Mr. Trone stated that he was unclear on the impact his development would have on the intersection at Center Street, but that he believes that the development would be responsible for about four percent of the installation of a signal. Mr. Trone stated that the four percent would be taken care of if the planning commission made that a recommendation for approval of the plan. Engineer Bortner stated that the traffic study is as proposed but if the developer thinks the traffic study is something different at this point, he should have the traffic study updated. Mr. Trone stated that he is happy with what was proposed for the development. Engineer Bortner stated that it should be resolved before it is approved. If he is going to update the study Engineer Bortner suggested that the plan not be approved. Trash and recycling have been addressed with the Environmental Director Eugene Hejmanowski.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on P03-03 Bowman Tract Apartments pending the sewer approval and the improvement bond being posted. Motion carried by a vote of 6-0.

**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, Wolverine Holdings LLC, John Teel, 1060 Baltimore Street, Hanover, PA 17331. 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.**

There was no action taken on this plan.

**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 - 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.

**P04-04 – DAVE HUMBERT & JACK COOK, 680 Chestnut Street, Hanover, PA 17331. A final subdivision plan to create 2 commercial/industrial lots. The property is located on Blettner Avenue. It lies in Conewago Township with a small portion in Penn Township.**

Hays Hughes, Hanover Land Services, represented this plan. This plan is located mostly in Conewago Township, Adams County with a small portion located within the Township of Penn. Conewago and Adams County Planning Commission reviewed the plan and made the appropriate recommendations. York County Planning would not review because it is a parking lot. The Township does review all projects within the Township limits. The plan will be recorded in both counties and municipalities.

Planners Mummert/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on P04-04 Dave Humbert & Jack Cook. Motion carried by a vote of 6-0.

**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.

**P05-04 – 21 INDUSTRIAL DRIVE, Group Hanover, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted to allow construction of an office and warehouse. The property is located at 21 Industrial Drive.**

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.

**P05-21 – HILLSIDE MEDICAL CENTER, c/o MMS Management, LLC, 731 Fame Avenue, Hanover, PA 17331. A preliminary re-subdivision and land development plan submitted to construct an addition of medical offices. The property is located on Fame Avenue in the Industrial Zone.**

There was no action taken on this plan.

**P06-01 – BURKENTINE SOUTH, Hannon Homes c/o John Burkentine, P.O. Box 98, Glenville, PA 17329. A preliminary subdivision plan submitted to create twenty-four (24) single-family residential lots. The property is located on South side of Black Rock Road and West of Grandview Road in the R-15 zone.**

There was no action taken on this plan.

**P06-15 – WHISPERING RUN, Joseph A. Myers, 160 Ram Drive, Hanover, PA 17331. A final subdivision plan submitted to create one hundred twenty-five (125) residential lots.**

**The property is located on the east side of Beck Mill Road, north of Grandview Road in the R-22 zone.**

There was no action taken on this plan.

**P06-19 – BOYD W. ARNOLD, (Deceased) & ROLDA E. ARNOLD aka ROLDA E. BECKER, 996 Hill Top Drive, Spring Grove, PA 17362. A final subdivision plan to create two (2) residential lots. The property is located on Earl Street in the R-15 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.

**P06-25 – PETER & PENNY FILUS, 6815 Laurel Summit Drive, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is also located in Heidelberg Township and is zoned conservation.**

There was no action taken on this plan.

**P06-26 – MARTINS RIDGE SUBDIVISION, Bon Ton Builders, 1060 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create twenty-three (23) single-family residential lots. The property is located on Beck Mill Road in the R-22 zone.**

Hays Hughes, Hanover Land Services, represented this plan. Engineer Bortner stated this is the final subdivision plan of an approved preliminary plan and a subdivision plan, which involved several land swaps to square up the lots. The plans showing the land exchanges would need to be recorded before this plan can be approved. The plans have been signed but the Township has not received the recording slips for them. Engineer Bortner stated that starting Monday, Beck Mill Road would be closed for sewer installation.

**P07-03 – PENN TOWNSHIP FIRE DEPARTMENT, 20 Wayne Avenue, Hanover, PA 17331. A final land development plan to construct a fire station. The property is located on the south side of Clover Lane in the S/C zone.**

Hays Hughes, Hanover Land Services, represented this plan. Mr. Hughes stated that a sealed landscape plan has been submitted. Engineer Bortner stated that his comments have been addressed. Planner Felix stated that a banquet hall was not included in the proposed construction because of the additional cost. It was also noted that the Fire Company purchased the land and did not receive it through a donation.

Planners Marsh/Johnson moved for a favorable recommendation to the Penn Township Board of Commissioners on P07-03 – Penn Township Fire Department. Motion carried on 5-0-1 vote with Planner Felix abstaining.

**P07-07 – 150 BROOKSIDE AVENUE FINAL SUBDIVISION, Michael J. and Luann Hufnagle, 1009 York Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located at 150 Brookside Avenue in the R-8 zone.**

There was no action taken on this plan.

**P07-08 – SHERIDAN PRESS, 450 Fame Avenue, Hanover, PA 17331. A final land development plan submitted to construct a manufacturing addition. The property is located in the Industrial Zone.**

There was no action taken on this plan.

**P07-09 – L.T. Timber, Lowell K. and Magen P. Thomas, 25 Industrial Drive, Hanover, PA 17331. A final land development plan submitted to construct a building addition on saw/lumber facility. The property is located on the north side of Fame Avenue in the Industrial Zone.**

Lowell Thomas, owner, and Jeff Ziegler, KPI Industries, represented the plan. York County Planning Commission comments have been received. This lot is 25 Industrial Drive, which was subdivided from the Romaine Gardner property in 2001. There is an existing dwelling that Mr. Thomas lives in and a lumber facility on the property. Mr. Thomas is proposing to expand the existing building for dry storage and production. They have addressed both County Planning and Township Engineer comments, which included correcting some labeling on the plan. Mr. Ziegler stated that he has contacted York County Conservation but they do not review plans if the area of disturbance is under an acre. They corrected the uses on the plan and labeled the total impervious coverage. Mr. Zeigler stated that they are requesting a waiver of the required road improvements for the property because of the type of building and the size of the improvements with comparison to the size of the property. Engineer Bortner stated that the road improvement was a concern at the Public Works Committee along with the availability of sewer. Mr. Ziegler stated that he spoke with Mr. Garvick and stated that they could tie into the existing sewer that is on the property. The improvements would include widening the road and the installation of curbing. The letter that was provided by the applicant stated that other property owners in the area that made improvements specifically Baummer did not have to install improvements. Engineer Bortner stated that the last time that Baummer asked

for a waiver of land development requirements he was denied. Mr. Bortner was not sure when the improvements were done that Mr. Thomas and Mr. Zeigler were referring to. Engineer Bortner stated that 21 Industrial Drive and Green Glen Produce were required to install improvements. The McClarin Plastics building also has improvements that were installed during the Industrial Drive project.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners P07-09 – L.T. Timber pending sewer approval. Motion carried on a 6-0 vote.

Planners Marsh/LeFevre moved for a favorable recommendation to the Penn Township Board of Commissioners on the waiver of road improvements for P07-09 – L.T. Timber. Motion carried on a 5-1 vote with Planner Felix casting the dissenting vote.

**P07-10 – 735 FREDERICK STREET LAND DEVELOPMENT PLAN, Bon-Ton Builders, Inc., 1060 Baltimore Street Hanover, PA 17331. A final land development plan submitted to construct a multi-family attached residential dwelling unit. The property is located at 735 Frederick Street in the A/O zone. (Replacement for P03-29).**

There was no action taken on this plan.

**P07-11 – SOUTH HEIGHTS MANOR, L.P., 107 Little Bridge Road, Hanover, PA 17331. A final add-on subdivision plan submitted to create three (3) single-family residential lots. The property is located on the southeast corner of Cooper Road and Westminster Avenue in the R-22 zone.**

There was no action taken on this plan.

**P07-12 – AVION – PHASE 1, Burkentine and Sons Contractors, Inc., 1564 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) single-family residential lots. The property is located on the southeast corner of Blooming Grove Road in the R-40 zone.**

John Beil, Burkentine and Sons, represented this plan. This was the initial review of the plan. It is a subdivision of a lot off the existing farmhouse, creating one new building lot. The planners reviewed the variances that were given to the Avion preliminary subdivision plan. Engineer Bortner has not reviewed that plan for quite a while.

### **AMENDMENTS TO THE PENN TOWNSHIP ZONING ORDINANCE**

The planners reviewed the amendments that were presented last month for the Zoning Ordinance. Zoning Officer Menges reviewed the proposed changes, which included adding some definitions and the inclusion of animal hospitals in the shopping commercial and industrial zones as a special exception. York County Planning recommended approval at their April 3 meeting. The access drives to multi-family units was dropped. There was some concern about the wording for portable on demand storage units, especially the reference to the shed. There

was concern about what short term was. Zoning Officer Menges stated that York County Planning did not think that the Township should use the term PODS as it may be copyrighted.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on the recommendations. Motion carried on a 6-0 vote.

The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary