

PENN TOWNSHIP PLANNING COMMISSION  
APRIL 3, 2008

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on April 3, 2008 at the Penn Township Municipal Building. Present were planning members Ray Van de Castle, Dan Goldsmith, James Butt and Stede Mummert. Planner Craig Prieber arrived at 7:06 p.m. Planner Fred Marsh was absent with notice. Also present were Township Engineer Bortner and Zoning Officer Menges.

The March 6, 2008 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:

**Group Hanover, Inc. on behalf of South Western School District is requesting exoneration from submitting a land development plan for revisions they wish to make on a previously approved land development plan. The property is located at 50 Spring Garden Street.**

Tom Hoover represented this plan. The South Western School District land development plan for the service center located at 50 Spring Garden Street was approved in 2006. They received a variance to construct a portion of an addition into the side setback. They are requesting exoneration from submitting a land development plan because the expansion of the garage and office will be on an impervious surface and will cause no increase in runoff. The Planners previously made a favorable recommendation to the Penn Township Zoning Hearing Board on the variance with some conditions that would be incorporated into the construction. This included the one-way traffic movement around the building and the elimination of certain parking. The storm water will now be direct-flow, which will be channeled into the existing storm water pond. Zoning Officer Menges stated there would not be an increase in impervious area.

Planners Mummert/Butt moved for a favorable recommendation on this request to the Penn Township Board of Commissioners. Motion carried on a 5-0 vote.

**Bon Ton Builders Inc. is requesting exoneration from installing public sidewalks at Lot 145A, 145B, and 146 on Centennial Avenue.**

Bon Ton Builders is requesting a waiver of the construction of sidewalks at Lot 145A, 145B and 146 on Centennial Avenue, which were formerly owned by the Parkville Fire Company. Centennial and Janet Streets do not have sidewalks but do have concrete curbing. The waiver would be temporary because the Commissioners can require sidewalk at anytime.

Planners Butt/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 5-0 vote.

**Hanover Land Services, Inc. on behalf of Gold's Gym is requesting a waiver from Section 505.k (Curbs). The property is located along Broadway (Rt. 194) to the intersection of Hickory Lane.**

Zoning Officer Menges noted that the project has not received approval of the sewer module for the as it has been suggested from outside sources. The Township has not received notification of Department of Environmental Protection (DEP) approval on this project. Reg Baugher, Hanover Land Services, and Dr. Scott Rankin represented this request. The issue with this project is that if curb is installed along Broadway PennDOT will not accept the storm water system and will require the Township to take responsibility for it. This will necessitate the Township signing the highway occupancy permit application. The applicant can install the intersection improvements without installing the curbing and there would not be a problem. Engineer Bortner suggested that curb returns be installed similar to those installed by PennDOT on Moulstown Road. PennDOT is requiring improvements made below or along their roads be maintained by the municipality in which the road is located. Their position is that anything from curb to curb above ground is theirs but anything below the ground is the municipality's responsibility. There are other situations similar to this throughout the township and state where highway occupancy permits are not being issued until the municipality takes responsibility for any improvements beyond the existing paving and inlet/piping systems. Mr. Baugher stated that Mr. Rankin's attorney contacted PennDOT's attorney about Mr. Ranking taking responsibility for the improvements but they told him it had to be the municipality. There is an existing swale on the property, which channels some of the water runoff. It was noted that there do exist water problems on Broadway that need to be addressed. Engineer Bortner stated that PennDOT does not intend to widen the road. Proposed development would be the only way the road would be improved. It was noted that this small project may not be a problem but other larger projects such as Gateway Hanover will require improvements to state roads including Carlisle Street. The plan is proposing on site storm water control located outside of the right of way.

The Planners made no recommendation on this case pending review of the case by the Township Solicitor.

**Andy Angel is requesting exoneration from a land development plan in order to use an existing house for retail sales. The property is located at 868 Baltimore Street.**

Andy Angel represented this request. He is requesting exoneration from a land development plan to add an additional 200 square feet of gravel to the already 600 square feet of gravel that is used for off street parking at 868 Baltimore Street. The existing house will be used for the retail sales of lacrosse gear, coach's gifts, outdoor protective merchandise and specialized training for youth. The property is located in the Highway Business zone. Zoning Officer Menges stated that the homes in this area of Baltimore Street are being bought up and are being used as businesses according to the zoning. The storm water will have to be controlled. The alley to the rear of the property is used heavily because there is no parking along Baltimore Street. It was noted there would be room for five parking spaces so he should be able to meet the parking requirement in the Township's zoning ordinance. Handicapped parking spaces will be determined by ADA regulations and will be reviewed by the Township's building inspector.

Planners Van de Castle/Butt moved for a favorable recommendation to the Penn Township Board of Commissioners on this request with the stipulation that they have at least

three parking spaces; meet the requirements for ADA compliance, and control storm water runoff. Motion carried on a 5-0 vote.

**T.L. Wetzel and Sons, Inc. is requesting exoneration from a land development plan in order to construct a small addition at their 918 York Street location.**

Attorney Scott Kelly represented this request on behalf of Mr. Wetzel. They are going to expand the existing facility at the old Getty building on York Street. They are not increasing the impervious area but simply constructing over existing concrete. The addition would be 30' x 40'. They have removed some existing concrete and stone that was to the rear of the property. They will be storing their trucks along with their plumbing equipment at this location. They will be repaving the front and the sides of the building where the concrete was torn up. There will be two large garage doors on the side of the building for vehicle access. Ninety percent of the storm water flows to the rear of the property. The storm water from the car wash flows to this property but the existing grass area contains the water. There was concern about the size of the building addition. The addition will not have a second story to it. Township Engineer Bortner believes that the new addition will be about seventy percent of the existing facility. This is based on measurements from the pictometry pictures. Zoning Officer Menges noted that the car wash property was paved past their property line onto this property.

Planners Butt/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this request with the stipulation that the dimensions of the addition be supplied prior to the Board of Commissioners meeting. Motion carried on a 5-0 vote.

**FVC Building and Development, LLC requested exoneration of sidewalk and curbing for Lot 1 Park Heights Boulevard due to the house being over 100 feet from the street at front set back.**

Zoning Officer Menges represented this request on behalf of the applicant. There is very little curb and sidewalk in this area. The Commissioners can require sidewalk to be installed at any time. The property is located at 339 Park Heights Boulevard.

Planners Mummert/Butt moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 4-1 vote with Planner Van de Castle casting the dissenting 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, c/o Wolverine Holdings LLC, John Teel, 1060 Baltimore Street. A preliminary subdivision plan to construct a thirty-eight (38) 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, Sharrah Design Group, represented this plan. He stated that he has submitted two waiver requests, which have been recommended for approval to the Board of Commissioners. The Board will review them at their next meeting. These are for dead end streets and lot depths.

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

**P03-15 – PINE BROOK DEVELOPMENT, Paul Burkentine, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary land development plan to construct a forty-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.

**P08-04 – 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.**

Bill Heap, Conewago Enterprises, represented this plan. York County comments have been received and addressed. They have eliminated one of the accesses. The landscaping plan is found on page five of the plan and loading spaces have been added.

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

**P08-05 – HANOVER FOODS CORPORATION, 1550 York Road, Hanover, PA 17331. A final land development plan submitted to construct a slurry tank facility. The property is located at York Road, north of Cannery Road in the Industrial Zone.**

Reg Baugher, Hanover Land Services, represented this plan. Hanover Foods has previously presented plans for slurry facilities that were not constructed because of access issues. The facility will store the waste products from vegetables only. This was the initial review of the plan. The project is located along the border of Penn Township and Heidelberg Township so both municipalities will be reviewing the plan. There will be a storage tank along with the facility that will be large enough to hold the material that is in the building in case of a failure.

There will be a storm water facility on the property. There is a proposed buffer yard towards York Street.

**P08-06- SWSD SCHOOL BUS DEPOT, Gerald Funke, c/o Group Hanover, Inc., 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted to construct a bus depot expansion. The property is located at 50 Spring Garden Street in the Industrial Zone.**

There was no action taken on this plan.

Doug Gossik, representing the South Hanover Shopping Center property, was present to provide up-to-date sketches on what they are proposing to do with the property. They are proposing that the existing Giant building remain but that Giant will renovate the old Ames building and move into that store. They will allow some room for future expansion towards the current Giant building. The current Giant building will be rented to another tenant. The existing building fronting on Baltimore Street will be demolished and the pad spaces leased/sold to a restaurant. There will be a pad space in the middle of the parking lot between the restaurant and gas station that will be leased/sold to a bank. The existing strip that housed the former Domestications store will be torn down and rebuilt smaller, in effect reducing the retail space that is available. A plan will be submitted shortly.

The meeting adjourned at 8:51 p.m.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary