

PENN TOWNSHIP PLANNING COMMISSION  
APRIL 1, 2010

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on April 1, 2010 at the Penn Township Municipal Building. Also present were planning members David Quinn, Paul McAndrew, Fred Marsh, and Wendell Felix. Planner Daniel Goldsmith was absent with notice. Planner Stede Mummert arrived at 7:10 P.M. Also present was Township Engineer Bortner.

The March 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:

**Z10-01 – JESSICA FRIEDLAND, 2400 Grandview Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 208.2 (Uses by Special Exception) in order to operate an animal hospital. The property is located at 1055 Baltimore Street in the H/B zone.**

Administrative Assistant Rodgers reported that the applicant phoned the zoning officer requesting to withdraw the application. There is no written request and no one was present at the meeting to represent the request. Ms. Rodgers suggested that since no one was present for the request that recommendation of denial be made.

Planners Van de Castle/Marsh moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on this request for a special exception. Motion carried on 5-0 vote.

The Planners received the following waiver or exoneration requests:

National Pretzel Company (Hanover Bakery) is requesting exoneration from land development plans in order to pave an existing stone lot. The property is located at 680 W. Chestnut Street.

There was no one present for the request. Notification was sent to the applicant to be present at the Planning Commission meeting, the Public Works Committee meeting and the Board of Commissioners meeting. Engineer Bortner showed the pictures of the property and the current stoned parking lot.

Planners Van de Castle/McAndrew moved that no recommendation be given until someone appears to represent the 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.

**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 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.

**P07-27 – 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.

**P10-02 - PENN TOWNSHIP, 20 Wayne Avenue, Hanover, PA 17331. A final add-on subdivision submitted in order to add Lot 45 to the Grandview Acres-Section One. The property is located at Cardinal Drive in the R-15 zone.**

Reg Baugher, Hanover Land Services represented this request. The plan shows the subdivision of a piece of land from the Cardinal Drive recreation area and becoming an add-on to the adjoining property owner. Planner Felix wanted the record to reflect that he will not be participating in the vote or discussion on the property. York County Planning Commission comments have not been received. There are no improvements on the parcel that is being subdivided.

Planners Mummert/Quinn moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan pending York County Planning Commission Comments. Motion carried on a 4-0 vote with Planner Felix abstaining

The meeting adjourned at 7:20 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary