

PENN TOWNSHIP PLANNING COMMISSION
APRIL 4, 2013

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, April 4, 2013 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, David Baker, David Quinn, Stephen Roth, Henry Senatore along with Interim Zoning Officer Matthew Swanner, and Township Engineer Eric Bortner. Member Wendell Felix was absent with notice.

The planners approved the March 7, 2013 planning commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations to the zoning hearing board:

Z13-06 - MARTIN GARCIA & BLANCA BARAJAS, 308 Wirt Avenue, Hanover, 17331. Applicant is requesting a variance to Section 202.2 (Use Regulations) and Section 202.3 (Area and Bulk) in order to operate a used car dealership. The property is located at 299 Wirt Avenue in the R-8 zone.

Esther Gullion, property owner, and Blanca Barjas, applicant, represented the request. Mr. Martin Garcia and Ms. Blanca Barajas will be renting the property for use as a car lot. There is a rental agreement. They will be operating the business from 10 AM to 6 PM Monday thru Friday and 10 AM to 5 PM on Saturday. The business will be closed on Sundays. The property owners (Gullions) ran an automotive heating and cooling business at the site for thirty-four years. The Gullions business closed on June 30, 2011 due to the owner's retirement. They had a tenant in the business as a rent-to-own but the property owner had to terminate the agreement. The applicant anticipates having as many as fifteen cars on the property but will start with about six. They will be only selling cars to start but may do light repairs at some future date. There will be designated customer parking. Mrs. Gullion stated they had six or seven cars parked on the lot at any given time. There is a mobile home to the rear of the property. The building can house one car. The applicants live near the property. Prior to the Gullion's purchasing the property, it was a used a car lot.

Planners Quinn/Van de Castle moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z13-06 – Martin Garcia and Blanca Barajas, requesting a variance to Section 202.2 (Use Regulations) and Section 202.3 (Area and Bulk) in order to operate a used car dealership, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on 6-0 vote.

The Planners received the following waiver or exoneration requests:

Hanover Land Services, Inc., on behalf of J. A. Myers Building and Development, is requesting the following waivers to the Penn Township Subdivision and Land Development Ordinance; Section 505.a (Minimum Street Widths), Section 505.k (Curbs) and Section 505.k.1 (Sidewalks) in regards to the South Heights subdivision plan.

Doug Baramoy, Hanover Land Services, represented this request. The waivers are for Westminster Avenue, which is a PennDOT roadway. If the road is widened and new storm drain

structures are installed PennDOT would require the municipality to maintain the improvements. In addition there is a property between the development that would not be required to install curbs and sidewalks because it is not part of the project so there would be a gap in the sidewalk. There are some improvements on Westminster Road at the Homewood at Plum Creek Development. J. A. Myers is showing improvements at the entrance to the development along Westminster Road. There are some existing storm water facilities in Westminster road. Township Engineer Bortner stated that the entrance along Westminster Road would be similar to the entrance at Homewood. The plan is set up so that no driveways access onto Westminster Road. All access to Westminster would come from Cooper Road. The developer will be doing some modifications to the existing culvert. Township Engineer Bortner does not know of any improvements for Westminster Road proposed by the state. He stated that the Township has enough trouble maintaining Township streets with the current amount of funding we receive and it would be hard to maintain improvements on PennDOT roads without any additional funding. There would be curbs and sidewalks on the Township roads. It was stated that the development entrance along Westminster would not have turning lanes like at the entrance of Homewood. The entire development will have fifty-nine homes. The committee briefly reviewed the land development plan, which shows the connection of the development to the Martins Ridge and Thornbury Hunt developments.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on this request with the stipulation that the curb and sidewalks waivers are temporary. Motion carried 6-0.

Group Hanover, Inc., on behalf of the owner of Brookside Heights, is requesting a waiver to the Penn Township Residential Street Lighting Ordinance No. 390 and the Residential Lamp Recap Ordinance No. 495 in regards to the townhouse dwelling units in the Brookside Heights subdivision plan.

Ted Decker, Group Hanover, Inc., represented the request. Mr. Decker stated that the reason for the request was because it would create an excessive amount of light if each unit had the required residential lighting. Each unit will have a porch light and there are streetlights at each intersection. They are proposing a light at every other unit to meet the requirements of the ordinance. The ordinance specifies what type of light needs to be installed and Engineer Bortner read what is required.

Planners Quinn/Roth moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 6-0 vote.

Group Hanover, Inc., on behalf of Aquaphoenix, is requesting a partial waiver to Section 605 (Landscaping and Bufferyards) and a waiver to Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance in regards to their land development plan located along Industrial Drive.

Gerry Funke, Group Hanover, Inc., represented the request. He provided an updated landscaping plan for the request. The bufferyard section of the SD/LD Ordinance provides for a lot of trees and Mr. Funke stated that he was recently before the Township for a similar request for Yazoo Mills. The owners would like the public to be able to see the building and not have it covered with landscaping along the street. They are requesting to reduce the landscaping by about half of what is required by the Township's ordinance. They are showing some trees and bushes in front of the building. The facility will be for warehousing plus some offices. Township Engineer Bortner stated that SKF installed a landscaping buffer that meets the Township ordinance. There is a Columbia Gas right -of-way on the property. Mr.

Funke stated that they are requesting a waiver of the traffic impact study because the traffic is going to be minimal and probably less than some of the other businesses in the area. Mr. Funke stated that he is not looking for plan approval because they have other items to complete on the project.

Planners Quinn/Baker moved for favorable recommendation to the Penn Township Board of Commissioners for a partial waiver to Section 605 (landscaping and bufferyards) for the Aquaphoenix land development plan. Motion carried on a 6-0 vote

Planners Quinn/Baker moved for an unfavorable recommendation to the Penn Township Board of Commissioners on a request for a waiver to Section 404 (Environmental Impact Studies) for the Aquaphoenix land development plan. Motion carried on 5-1 vote with Planner Klunk 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.

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 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.

P08-20 – 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.

P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Hanover, PA 17331. A final subdivision plan submitted in order to create twelve (12) lots to construct a single-family detached dwellings. The property is located on east side of Breezewood Drive approximately .5 mile south of York Street in the R-8 zone.
There was no action taken on this plan.

P13-02 – GLADE VILLAGE, Trone Rental Properties, Chris Trone, 350 Third Street, Hanover, PA 17331. A final subdivision, land development and consolidation plan submitted in order to construct residential apartments with thirty-one (31) units. The property is located on Bowman Road in the R-8 zone. There was no action taken on this plan.

P13-03 – BROOKSIDE HEIGHTS – PHASE I, Paul Burkentine, Brookside LLC, 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single-family attached dwellings. The property is located south of York Street and east of Brookside Avenue in the R-8 zone.

Ted Decker, Group Hanover, represented this plan. The plan shows a different layout of driveways from what was previously denied at the zoning hearing board. The building height is thirty feet. Both meet the requirements of the zoning ordinance. It was noted that the signal has to be in prior to the issuance of any use and occupancy permits. The PennDOT project the Township has going is from Newberry Street to the Hanover Borough line and will not affect the installation of the signal at York Street and Center Street. York County Planning Commission comments have been addressed. There was some discussion about the traffic flow along Brookside. Charles Street will be constructed during this phase. There was some discussion about parking along Center Street because of the traffic flow. It was suggested that the site be developed with no on street parking along Center Street. It was noted that after construction the Township could do a study and post the street but it would be better for the tenants to know up front. The township can request a traffic study at any time. There is verification of a planning module. There is a valid NPDES permit for the site. The plan at York County Conservation is under final review. They have corrected some general comments on the plans. The street addresses are on the cover sheet. The developer will be paying a fee to the Township instead of dedicating land for recreation. If the Board of Commissioners approves the waiver it will need to be added to the cover sheet.

Planners Quinn/Baker moved for a conditional favorable recommendation to the Penn Township Board of Commissioners on this plan pending that no parking on Center Street is shown on the plan. Motion carried 6-0.

P13-05 – AQUAPHOENIX SCIENTIFIC, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a manufacturing and warehouse building. The property is located at 12 Industrial Drive in the Industrial Zone. There was no action taken on this plan.

P13-06 – HICKORY FALLS FAMILY ENTERTAINMENT CENTER, Jeff Stern, 110 Hickory Lane, Hanover, PA 17331. A final land development plan submitted in order to construct building additions. The property is located at 110 Hickory Lane in the R/C zone.

Jack Powell, P.E. and Jeff Stern, property owner, represented the request. The Penn Township Zoning Hearing Board previously approved the plan for a special exception. York County Planning Commission comments have been addressed. The special exception and the adjacent property owners have been noted on the plan. Mr. Powell has addressed the stormwater management comments provided by the Township Engineer. The storm water improvements will comply with the requirements of a 100-year storm. They will be maintaining the shrubbery that is currently along the property and extending the fence along the property. The existing drainage swale will not be affected by the new improvements. The outside track is a fair weather track and will not be used when it is raining. The go carts will be operational during regular business hours. They will be removing the batting cages and the bumper cars have already been removed. Laser tag will remain. Engineer Bortner's comments have been addressed.

Planners Baker/Roth moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried 6-0.

P13-07-CHARLES E. LEHIGH, ELIZABETH M. LEHIGH, PAUL M. LEHIGH, AND SAMUEL M. LEHIGH, c/o Samuel M. Lehigh, 2392 Grandview Road, Hanover, PA 17331. A final subdivision submitted in order to create two (2) agricultural lots. The property is located at 2392 Grandview Road in the R-40 zone. There was no action taken on this plan.

The meeting adjourned at approximately 8:30 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary