

PENN TOWNSHIP PLANNING COMMISSION  
MAY 4, 2006

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on May 4, 2006 at the Penn Township Municipal Building. Present were Planning Members Ray Van de Castle, Wendell Felix, James Butt, Michael Johnson, Fred Marsh, Clayton Black and Stede Mummert. Also present were Township Engineer Bortner and Zoning Officer Menges.

Chairman Van de Castle thanked Clayton Black for his years of service to the Planning Commission and Recreation Board. Mr. Black's appointment expires after this meeting and he will not be returning for another term as a Planner.

The April 6, 2006 Planning Commission minutes were approved as submitted.

The Planners received the following zoning appeals and will make recommendations to the Zoning Hearing Board:

**Z06-10 – TODD & SUZETTE DISTLER, 621 Hammond Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) to construct an addition that encroaches into the side setback. The property is located in the R-15 zone.**

Todd and Suzette Distler represented this request. The Distler's purchased the house in 1994. The house was built around 1975. They would like to put on an addition that would include a garage and several rooms. They believe this will alleviate the rainwater that currently seeps into their basement, garage, bathroom and child's playroom. The only place to put another garage is to the rear of the house and they want a complete addition so it does not look out of place. The existing garage is constructed under the house. The property veers in on the right side and that is why they need a side setback variance. The existing house is 11.7 feet off of the side property line because when the house was built the side setback was ten feet. With the layout of the property, the proposed addition would only be 7.4 feet from the side property line. The driveway will slant onto the property and there will be a small turnaround area where the new garage is located. The driveway will be about twelve feet wide. The house is twenty-five feet from the left side property line where the driveway is located.

Planners Black/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Z06-10 – Todd and Suzette Distler requesting a variance to Section 203.3 (Area and Bulk) to construct an addition that encroaches into the side setback as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 7-0 vote.

The Planners received the following waiver or exoneration requests:

Brian and Tamara Eisenhart are requesting exoneration from the sidewalk and pole light ordinances at 3026 Grandview Road.

Planners Van de Castle/Butt moved to deny this request because no one has been present at the last three meetings to address this request. Motion carried on a 7-0 vote.

Worley Surveying on behalf of J.A. Myers Building and Development is requesting additional waivers to land development plans for the Stonewicke Subdivision project in regards to Section 505d Dead End Streets, Section 505e Cul-de-sac Streets, Section 506e Distance Between Intersections and Section 509a Lot Layout in Development.

Pat Buhl, Worley Surveying, Paul Minnich, attorney for J. A. Myers, and Joseph A. Myers represented this request. Mr. Buhl presented a revised Stonewicke Subdivision plan based on the comments he received at the last Planning Commission. An additional access was added for the development through the Whispering Run subdivision, which resulted in a lot being lost. Mr. Minnich stated that the Whispering Run plan has been modified to show the additional connection.

Mr. Buhl stated that there would be a temporary cul de sac at the end of Maple Lane just beyond the intersection with Road A between lots 172 and 173. There is only one property that enters this portion of the road and Maple Lane was designed with the intention of a future road connection to existing Maple Lane. The house could be turned allowing access on another road. The developer does not own the property between the two Maple Lanes.

The second request is for reduction of distances between intersections which, according to the Ordinance, shall be a minimum of 500 feet. The reduction request will affect the following intersections:

Maple Lane: Road to Alabaster Run 472.04'  
Maple Lane: Stonewicke Drive to Ripple Drive 413.96'  
Lark Avenue: existing Hillside Road to Kaitlyn Drive 345.44'  
Cantera Way: Ripple Drive to Stonewicke Drive 345.39'  
Cantera Way: Road A to Granbury Crossing 315.61'  
Kaitlyn Drive: Lark Avenue to Fieldstone Drive 451.35'  
Kaitlyn Drive: Fieldstone Drive to Meadow Lane 279.82'  
Ripple Drive: Alabaster Run to Stonewicke Drive 410.24'  
Ripple Drive: Kaitlyn Drive to Cantera Way 461.88'  
Meadow Lane: Hillside Drive to Fieldstone Drive 336.57'  
Ripple Drive: Cantera Way to Clover Lane 260'

There will be a snow easement included in the cul de sac to plow snow through. Some of these intersection distance reduction requests are a result of the Planning Commission requesting the through street from Clover to Grandview being reconfigured.

The third request is to Section 509a the lot depth, which shall be not less than one nor more than two and one-half times the average width. There are three lots that exceed this requirement and they are Lots 184, 126 and 127.

There was some concern about the zoning on lot 1 which is currently zoned residential but because of the existing court case it is still considered commercial.

Planners Felix/Butt moved for a favorable recommendation to the Penn Township Board of Commissioners on these requests. Motion carried on a 7-0 vote.

Grace United Methodist Church is requesting exoneration from a land development plan to build a pavilion on the church property located at 55 Albright Drive.

Ted Griffiths, Jr., represented this request. Grace UCC would like to construct a 48' x 21' pavilion next to their existing parking lot. It would be similar the pavilions at Young's Woods. The pavilion would have a concrete floor and one end would be closed in for storage. The pavilion would have electricity but would not have access to water. There are no restrooms because they will use the existing facilities in the church.

Planners Black/Johnson moved for a favorable recommendation on this request to the Penn Township Board of Commissioners. Motion carried on a 7-0 vote.

Group Hanover, Inc. on behalf of Hanover Packaging, Inc. is requesting an exoneration of land development plans to increase parking in the area of their current expansion.

Gerry Funke, Group Hanover, Inc., represented this request. Mr. Funke stated that the increased parking area is adjacent to the proposed parking area on their approved plan on the side adjacent to Industrial Drive. There is a current addition along with parking being constructed on the site. Mr. Funke stated that the stormwater basin is large enough to take the additional runoff that will be created.

Planner Felix wanted clarification on the request because of the storm water runoff. Mr. Funke stated there would be an increase in the storm water runoff into the pond but the release rate will be slower than what it currently is.

There is not additional room for expansion because of the existing gas line.

Planners Butt/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 6-1 vote with Planner Felix casting the dissenting vote.

Snyder's of Hanover presented a land development Plan for a building expansion. Michael J. Scarborough, RLA, NuTec Design Associates, Inc. presented an architectural rendition of the proposed 31,000 square foot office expansion to their corporate office. It presented an overall site design of the expansion. The building will be thirty-six feet high and it will be similar to the existing facility with a brick façade. They will be in compliance with all ordinances but will be requesting a waiver of the improvements to York Street. They will not need all the parking required by the ordinance but will be installing all of it. There will be a concrete walkway in the parking lot that may contain a heating unit of some type to help melt snow. There will be a small grass buffer installed between the two parking areas. The

stormwater basin will have to be raised by one foot along with some other improvements. There will be pedestrian access between the office building and the manufacturing plant but no traffic access.

There is a high water table in that area that will affect the design. There are no driveway improvements proposed. This expansion will increase the number of employee by 100 over time with only one shift. They are proposing a Fall 2006 construction date. There will be some lighting installed.

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)**

Bob Sharrah represented this plan. They presented a final land development plan for five-lots on Joshua Court. These five lots are located in Penn Township but the access is from a road in West Manheim Township. The plan is similar to the one that was recommended for approval in July of 2003 as part of the High Pointe @ Rojen Farms South subdivision. The final approval was held up due to sewer issues. The owner would like to complete the lots as part of the West Manheim project. The lots are more physically connected to streets in West Manheim than to the streets proposed in Penn Township. There are slight differences to the plan as it was recommended for approval in 2003. Engineer Bortner provided copies of the plan as it had been recommended. There was some concern about the accessibility to the lots for public safety equipment. Once the entire development is constructed there will not be a problem but until that time it may be difficult for fire apparatus to access the homes.

Planners Black/Marsh moved for a favorable recommendation on the 5-lot High Point @ Rojen Farms Subdivision on Joshua Court to the Penn Township Board of Commissioners. Motion carried on a 7-0 vote.

**P02-22 – WHISPERING RUN, J.A. Myers, 160 Ram Drive, Hanover, PA 17331. A preliminary one hundred thirty (130) lot residential subdivision. The property is located north of Grandview and Beck Mill intersection in the R-22 zone.**

There was no action taken on this plan.

**P02-23 – ANITA M. STEIN, c/o Bon Ton Builders, 1060 Baltimore Street, Hanover, PA 17331. A final four (4)-lot subdivision located at Lark Avenue in the R-15 zone.**

There was no action taken on this plan.

**P02-28 – CARLISE CROSSING, c/o CBL Associates Properties, Inc., 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, Robert Holweck, 118 Teila Drive, Dallastown, PA 17313. 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 - BAXTER INVESTMENT/WALLEN TRACT, c/o Baxter Investment, 1108 Baltimore Street, 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.

**P03-29 – BON TON BUILDERS, 1060 Baltimore Street, Hanover, PA 17331. A final land development plan to allow construction of a multi-family unit on the corner of Frederick Street and Orchard Lane. The property is located in the A/O 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.

**P04-04 – 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.**

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.

**P05-04 – 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.

**P05-05 – DONALD B. SMITH ROOFING, Gerald Funke, c/o Group Hanover, Inc. 213 Carlisle Street, Hanover, PA 17331. A land development plan submitted to allow an extension of West Chestnut Street. The property is located on West Chestnut Street, in the Industrial Zone.**

There was no action taken on this plan.

**P05-09 – BON TON PLAZA, Bon Ton Builders, Inc., 1060 Baltimore Street, Hanover, PA 17331. A final land development plan submitted to construct a retail business plaza. The property is located on Baltimore Street/Black Rock Road in the HB zone.**

There was no action taken on this plan

**P05-12 – BAXTER INVESTMETN GROUP, INC., 398 York Street, Suite 5, Hanover, PA 17331. A final add-on subdivision submitted to create (2) residential building lots. The property is located on Woodridge Drive in the R-C 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.

**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.

**P06-06 – PENN TOWNSHIP LOT #7 – HAWK CREEK LABORATORY, Hawk Creek, Inc., 4741 Hawk Hill Lane, Spruce Creek, PA 16683. A final reverse subdivision/add-on plan submitted to add on to existing lot. The property is located at 9 Barnhart Drive in the Industrial Zone.**

There was no action taken on this plan.

**P06-07 – HANOVER PACKAGING CO., 8 Barnhart Drive, Hanover, PA 17331. A final land development plan submitted to create an additional parking area. The property is located at 8 Barnhart Drive in the Industrial Zone.**

There was no action taken on this plan.

**P06-08 – PENN TOWNSHIP LOT #7 – HANOVER PACKAGING CO., 8 Barnhart Drive, Hanover, PA 17331. A final reverse subdivision/add-on plan submitted to add on to existing lot. The property is located at 8 Barnhart Drive in the Industrial Zone.**

There was no action taken on this plan.

Zoning Officer Menges presented a plan for the Halter property on York Street and South Center Street for a garage and turn around that will be constructed with an access that will be created onto South Center Street. There will be a zoning variance request coming for this plan. The Penn Township Public Works Committee reviewed this plan and they recommended this configuration. Paul Burkentine is proposing these changes as part of a land development plan and improvements to South Center Street.

Planners Marsh/Mummert moved for a favorable recommendation of the Halter plan as proposed with the turn around. Motion carried on a 6-1 vote with Planner Black casting the dissenting vote.

The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary