

PENN TOWNSHIP PLANNING COMMISSION
MAY 6, 2010

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on May 6, 2010 at the Penn Township Municipal Building. Also present were planning members David Quinn, Paul McAndrew, Fred Marsh, Wendell Felix, Stede Mummert and Daniel Goldsmith. Also present were Township Engineer Bortner and Zoning Officer Menges.

The April 1, 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:

Z10-02- JOSPEH AND SHARON BAIR SR., 21 Hill Street, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct a front porch that encroaches into the front setbacks. The property is located at 21 Hill Street in the R-15 zone.

Joseph Bair represented this request. He provided pictures showing where he would like to construct a 7' 10" front porch. Mr. Bair has lived in the home since 1970. His neighbors on either side of his home are his brothers. Zoning Officer Menges stated that the proposed porch would be in line with the existing homes on Hill Street. Mr. Bair currently has a slab, on which he is proposing to put a roof over. Mr. Menges noted that slabs can be within four feet of the set back line but the addition of a roof makes it necessary to receive a variance.

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z10-02 – Joseph and Sharon Bair, Sr., requesting a variance to Section 203.3 (Area and Bulk) to construct a front porch that encroaches into the front setbacks, as it meets 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.

Z10-03-GIOVANNI & JESSICA L. FARAONE, 636 Linden Avenue, York, PA 17404. Applicant is requesting a special exception to Section 201.2 (Uses Not Provided For) in order to operate a pizza restaurant. The property is located at 646 Blooming Grove Road in the R-40 zone.

Zoning Officer Menges noted that this property (646 Blooming Grove Road) use to be Runkle's garage and then was converted into a convenience store and later sold to an individual who operated it as a convenience store with gas pumps. The new owners also added a grill to make breakfast and lunch sandwiches. They subsequently went out of business. Mr. Menges suggested that the Planners refer to Section 201.2 Uses Not Provided For when considering the request. Mr. Menges spoke with the solicitor of the Zoning Hearing Board on how to classify this request since the stove, grills and fans are still within the facility.

Giovanni & Jessica Faraone represented this request. They are proposing a carryout pizza business with no delivery but with the ability to seat about twenty customers. The house is on a separate parcel from the proposed restaurant. The Faraone's own the access to both Hoff Road and Blooming Grove Road. There is room to expand the business in the future. The underground gasoline tanks have been removed. Zoning Officer Menges noted that the applicants are aware of what they will need to do

if they wish to expand their business, including land development plans and addressing stormwater issues.

Planners Quinn/McAndrew moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z10-03 – Giovanni & Jessica L. Faraone requesting a special exception to Section 201.2 (Uses Not Provided For) in order to operate a pizza restaurant as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 6-1 vote with Planner Felix casting the dissenting vote.

Z10-04-ERIC & ERICA IMMLER, 423 S. High Street, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a storage building that encroaches into the side setbacks. The property is located at 423 S. High Street in the R-8 zone.

No one was present to represent the request.

Planners Van de Castle/McAndrew moved that the case be continued until someone is present to represent the request. Motion carried on 7-0 vote.

The Planners received the following waiver or exoneration requests:

National Pretzel 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.

Troy Mummert, Plant Manager, represented this request. National Pretzel is proposing to pave the existing stone lot behind their facility on West Chestnut Street. They have experienced trucks getting stuck in the lot as it is currently being used. There is a drain in the center of the lot and the lot will be sloped so that the water goes in that direction. Mr. Mummert did not know where the water went. The proposed paving is about 131' by 161'. Engineer Bortner could not find an approved land development plan on this parcel but only looked through the time he has been Engineer but he felt there may be a plan that is older. Mr. Mummert said he thought that the property was constructed in 1973. The SD/LD ordinance was adopted in the 60's but the stormwater management ordinance was not adopted until 1988. Engineer Bortner felt the property does not meet the requirements of the Stormwater Management Ordinance. Zoning Officer Menges noted that there is an area on the property where trailers are occasionally parked where they should not be. Mr. Mummert noted that trailers are parked there when they have issues regarding moving and storing of trailers. Mr. Mummert noted that the company owns a lot across the street where they can park about 90 trailers.

Planner Quinn left at this time. (7:35 pm)

Planners Van de Castle/Marsh moved to deny the request until such time as the applicant provides information on where the runoff water from the property goes. If they cannot establish this to the satisfaction of the Township Engineer then a land development plan will be required. Motion carried on a 4-2 vote with Planners Felix and Goldsmith casting the dissenting vote.

Johnston and Associates, Inc. on behalf of Crosswinds Associates Development Co., is requesting a waiver from Section 605 (Landscaping & Bufferyards) of Subdivision and Land Development Ordinance in regards to the Breezewood Drive Project.

No one was present to represent this case.

Planners Van de Castle/McAndrew moved that the request be denied until someone is present to represent this request. Motion carried on a 6-0 vote.

National Barn Company is requesting exoneration from the requirement of land development in order to construct a new woodcut path. The property is located at 25 Industrial Drive.

Jeffrey Fertich, Structural Engineering Resources LLC, represented this request on behalf of National Barn Company. They are proposing a plank/timber drive for access to the property. This would be a driveway consisting of logs and timbers of which vehicles would drive. The life of the path would be ten years. National Barn Company would cut the logs and lay them. There will be space between each log where water would be able to drain. Mr. Fertich stated this is not an unconventional request but not common in this area. Engineer Bortner stated that the current land development plan does not address this driveway. Engineer Bortner was concerned about the driveway on the other side of the creek which he thought went away but it is shown has a future access on this request. Engineer Bortner stated that Mr. Thomas comes in with a land development plan about twice a year and it initially starts with a request for a waiver. Engineer Bortner showed the current pictometry picture of the property, which does not show the features on the most current land development plan.

Planners McAndrew/Van de Castle moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 6-0 vote.

John R. Bittinger, on behalf of Michael Bair, Hanover Bowling Center is requesting exoneration from land development plans in order to construct an addition to the bowling alley. The property is located at 1630 Broadway.

Michael Bair represented this request. He would like to construct an addition to the existing bowling center building. The addition will be 2,797 square feet allowing the creation of four rooms with expandable walls. They will use this for birthday parties and other events. Engineer Bortner reported that there was an approved land development plan with an addition in the back and the front that was never built. The approved addition has less square footage than the current proposal. This addition will result in parties and other activities being eliminated from the current bowling area. The average attendance at a child's birthday party is about six to eight. There are some corporate parties held at the facility. This addition may increase the party activity but all will be scheduled. Zoning Officer Menges noted that there are enough parking spaces.

Planners McAndrew/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. 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, 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.

P03-30 – 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.

There was no action taken on this plan.

The meeting adjourned at 8:00 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary