

PENN TOWNSHIP PLANNING COMMISSION
MAY 5, 2011

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:13 P.M. on May 5, 2011 at the Penn Township Municipal Building. Also present were planning members Fred Marsh, Paul McAndrew, and Wendell Felix, along with Township Engineer Eric Bortner and Zoning Officer John Menges. Planners David Quinn and Daniel Goldsmith were absent with notice.

The April 7, 2011 Planning Commission minutes were approved as submitted.

The Planners received the following zoning appeals and made the following recommendations to the Zoning Hearing Board: None.

The Planners received the following waiver or exoneration requests:

On behalf of the Hanover Fraternal Order of Eagles, Hanover Land Services is requesting exoneration from Article VI, Section 605, Landscaping and Bufferyard requirements, of the Penn Township Subdivision and Land Development Ordinance. The property is located on Park Street.

Kris Raubenstine, Hanover Land Services, represented this request. The Hanover Fraternal Order of Eagles is requesting a waiver from the landscape and bufferyard requirements due to the cost of sealing the plan by a registered landscape architect. The existing gas line runs parallel to the right-of-way line and the sewer line is located in Park Street. Park Street is a non-dedicated, dead end street. It is proposed to connect with Scenic Drive and Overlook Drive as shown on a Brookside Land Development Plan submitted by Burkentine and Sons. Mustang Pointe, being developed by Tim Mummert, will also connect into the area. The Planners suggested that the Eagles consider possibly upgrading and dedicating their portion of Park Street. Township Engineer Bortner stated that it would be nice to have a dedicated street. The Eagles would need to pay for the improvements on their side of the street.

Planners Felix/McAndrew moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 4-0 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.

P03-30 – 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 TOWNSHOUSES, 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 – 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 was no action taken on this plan.

P10-17- SOUTH WESTERN SCHOOL DISTRICT BREEZEWOOD DRIVE SUBDIVISION, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan

submitted in order to create three lots. The property is located at the intersection of Breezewood Drive and Barrett Street in the R-15 zone. There was no action taken on this plan.

P11-03 – HICKORY FALLS FAMILY ENTERTAINMENT CENTER, c/o 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, Project Engineer, represented this plan. His client is proposing expanding a building at the Hickory Falls Entertainment Center. The existing pavilion and shed will be removed. The Penn Township Zoning Hearing Board approved the special exception for the expansion of the nonconformity at their April 2011 meeting. York County Planning Commission comments have been addressed. They are within the allowed coverage area and the parking requirements are those that were put in place by the Zoning Hearing Board. The proposed expansion is under one acre of disturbance. The impervious area calculations include the miniature golf course itself. All set backs are being met and the height requirement for the building is being met.

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 4-0 vote.

P11-05 – LOT 108 – HIGH POINTE NORTH, High Pointe LLC, 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan submitted in order to create four (4) single family residential lots. The property is located on Grandview Road, north side in the R-22 zone. There was no action taken on this plan.

P11-06 – HANOVER FRATERNAL ORDER OF THE EAGLES PARKING LOT ADDITION, 105 Park Street, Hanover, PA 17331. A final land development plan submitted in order to construct an additional parking lot. The property is located on the west side of Park Street in the R-8 zone.

Kris Raubenstine, Hanover Land Services, represented this plan. The Hanover Fraternal Order of Eagles is proposing to expand their parking lot. Township Engineer Bortner's comments have been addressed. A plan was presented that showed the corrections made as a result of his comments. York County Planning Commission does not review parking lots.

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried 4-0.

Planner Felix introduced and welcomed Robert Garrett who will be appointed by the Board of Commissions on May 16, 2011 to the Planning Commission. His first meeting will be June 2, 2011.

The meeting adjourned at 7:36 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary