

PENN TOWNSHIP PLANNING COMMISSION  
MAY 3, 2012

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on May 3, 2012 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Fred Marsh, Stephen Roth and David Quinn along with Township Engineer Eric Bortner and Zoning Officer John Menges. Planner Goldsmith was absent with notice.

The March 1, 2012 Planning Commission minutes were approved as submitted. There was no meeting held on April 5, 2012.

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: **None**

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.

**P08-14 – 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 is no action taken on this plan.

**P12-05 – HANOVER BIBLE BAPTIST, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17731. A final subdivision plan submitted in order to create two (2) commercial lots. The property is located at 897 ½ Baltimore Street in the Shopping/Commercial zone.** No action was taken on this plan.

**P12-06 – LOTS 3, 7, 8, 9, & 10 at GATEWAY HANOVER, Conewago North Ridge Partners, L.P. 610 Edgegrove Road, Hanover, PA 17331. A re-subdivision and land development plan submitted to revise internal lot lines. The property is located northeast of Carlisle Pike (SR-94) and Eisenhower Drive in the Shopping/Commercial zone.**

Dennis Reichel, HRG, and Alan Smith, Conewago North Ridge Partners, represented this plan. They are proposing to revise lots three, seven, eight, nine and ten within the approved Gateway Shopping Center. Lots three and eight are completely within Penn Township. The remaining proposed stores on lot three have been reconfigured to meet the new plan. Lot eight will have a gas station on it for the store that is occupying lot ten. Lot ten is located in both Penn Township and Hanover Borough but the retail building will be located within the Borough and the parking lot within Penn Township. There have been numerous zoning hearing board approvals for the property that date back to 2002 and 2003. The final subdivision and land development plan was approved in 2010. Mr. Reichel noted that HRG and Conewago meet with Township staff in November of 2011 to review the proposed subdivision changes. They are re-subdividing lot ten to include four additional acres of land from lot three. There is about a tenth of an acre change in lots seven, eight and nine to accommodate the gas station. They are reducing the square footage of the proposed stores on lot three by about 44,000 square feet. There are only two stores, thirteen and fourteen, that have not been built but the improvements have been installed. The last store built in the strip was Sportsman's Liquidators. The developers will be doing some reconfiguration of parking areas due to the change in the subdivision. They have a previously approved Erosion and

Sediment plan and NPDES permit. They will follow up with a submission to York County Conservation. They have sewer and water capacity and have prepared reports for the previous approved plan. Landscaping and lighting mimics what was on the previously approved plan. They will be proposing LED lighting on lots ten and eight due to the tenant requirements. The square footage of the store on lot ten has increased during the negotiations for the store. They are requesting 136,000 square feet of store space instead of the previously approved 105,000 square feet. The store has been rotated from the previously approved plan and will face inward toward the Gateway Shopping Center instead of facing Wilson Avenue. The access points will remain the same as currently constructed. They are providing an entrance off of the access drive through the shopping center, which will help the flow of traffic around the facility. There will be a separate entrance for delivery trucks on lot ten that will include a turn around area. There is a net loss of about 12,000 to 13,000 square feet of retail space. Mr. Smith explained the layout and slopes of the site. The new tenant on lots ten and eight does not like porous pavement so the developer will be installing asphalt for the parking lot. There will be no additional pylon signage. The store and the service station will open at about the same time next year. They have submitted the plans to the Borough of Hanover and York County Planning Commission. YCPC comments have not been received and the plan will not be formally filed with the Penn Township Board of Commissioners until May 21, 2012.

The meeting adjourned at approximately 7:25 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary