

PENN TOWNSHIP PLANNING COMMISSION
MAY 2, 2013

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, May 2, 2013 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, David Baker, David Quinn, Stephen Roth, and Henry Senatore, along with Interim Zoning Officer Matthew Swanner and Township Engineer Eric Bortner.

The planners approved the April 4, 2013 planning commission minutes as submitted.

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

Z13-07 – THOMAS ALLISON, 970 York Street, Hanover, PA 17331. Applicant is requesting a variance to Section 208.3 (Area and Bulk Regulations) and a special exception to Section 612 (b) (g) (Expansion of Nonconformity) in order to construct a garage/storage building that does not meet the rear setback requirements. The property is located at 970 York Street in the H/B zone.

Thomas Allison represented this request. He is requesting to construct a garage that does not meet the required rear setbacks but will match what currently exists, which is nineteen feet. The building will be used for a garage and storage. The existing motor home will sit in the existing parking space and his truck will be parked in the new garage, which will be ten feet tall. This will be an expansion of an existing nonconformity and is over the thirty-five percent lot coverage allowed by the Ordinance. The property is a corner lot with an alley to the rear of the property and a private road to the side of the property. The existing garage will remain. There are properties along the alley that have structures closer to their property lines than the applicant is proposing.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z13-07 – Thomas Allison requesting a variance to Section 208.3 (Area and Bulk Regulations) and a special exception to Section 612 (b) (g) (Expansion of Nonconformity) in order to construct a garage/storage building that does not meet the rear setback requirements, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f) and the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on 7-0 vote.

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 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.

P08-20 – 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. There was no action taken on this plan.

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.

P13-07-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.

Reg Baugher, Hanover Land Services, represented this plan. This plan was previously before the Planning Commission for a zoning variance. York County Planning Commission comments have been addressed. Township Engineer Bortner's comments have been addressed. They are subdividing two agricultural lots and are not proposing any improvements.

Planners Felix/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on plan P13-07 – Charles E. Lehigh, Elizabeth M. Lehigh, Paul M. Lehigh, and Samuel M. Lehigh. Motion carried on a 7-0 vote.

P13-08 – ANDREW Y. & SHARON L. BROUGH & ANDREW Y. BROUGH & ALLEN F. HAAR TRUST, c/o Andrew Y. Brough, 6895 East Moulstown Road, Hanover, PA 17331. A final add-on subdivision plan submitted in order to add-on a portion of land to adjoining property. The property is located at 6895 E. Moulstown Road in the R-40 zone in Penn Township with the majority of the property being subdivided in Heidelberg Township.

Andrew Brough represented this plan. The property is being subdivided and added on to another property. The parcel is located primarily within Heidelberg Township but a small portion is located within Penn. They are selling off ten acres of land to allow the neighbor's to put their property in the clean and green program.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on plan P13-08 – Andrew Y. & Sharon L. Brough & Andrew Y. Brough & Allen F. Haar Trust. Motion carried on a 7-0 vote.

July 4, 2013 meeting will be rescheduled for July 3, 2013.

The meeting adjourned at approximately 7:28 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary