

PENN TOWNSHIP PLANNING COMMISSION  
JUNE 2, 2005

Chairman Black called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on June 2, 2005 at the Penn Township Municipal Building. Also present were Planning Members Ray Van de Castle, Fred Marsh, Wendell Felix, Michael Brown, Michael Johnson and James Butt. Also present was Zoning Officer John Menges.

The approval of the minutes from the May 5, 2005 Planning Commission meeting was tabled until July.

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

**Z05-19 – MARION BASTA, 47 Cardinal Drive, Hanover, PA 17331. Applicant request a variance to Section 203.3 (Area and Bulk Regulations) to construct a sunroom that encroaches into the rear setbacks. The property is located in the R-15 zone.**

Marion Basta, 47 Cardinal Drive, represented this request. Ms. Basta stated that she wants to install a sunroom for her husband who has been housebound with multiple sclerosis since October. This would allow him an opportunity to see outside, get fresh air and help alleviate some of the depression caused by his condition. The sunroom is proposed to be 12' x 15' and there is an existing slab that is 10' x 16'. The rear setback would be encroached by four feet. When this development was constructed decks and pools could encroach half way into the rear yard setback. The house was constructed in 1987 and Ms. Basta has owned it for two years.

Planners Johnson/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z05-19 – Marion Basta requesting a variance to Section 203.3 (Area and Bulk Regulations) to construct a sunroom that encroaches in the rear setbacks 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.

**Z05-20 –WADE A. ECKERT, 786 Blooming Grove Road, Hanover, PA 17331. Applicant requests a variance to Section 300.7 (Decks) to construct a deck on the side of the home. The property is located in the R-15 zone.**

Wade A. Eckert, 786 Blooming Grove Road, represented this request. Planner Black noted that the application states the deck would technically be located to the side of the house instead of the rear but it is the rear of the house as it is used. They would like to build the deck on the side because that is where the door and fenced yard are located. There is no door on the back of the house. The deck would be located within the setbacks. According to the Zoning Officer, there are a couple of covered porches on the house. This property is located between Hoff Road and Codorus State Park, just beyond Anthony Drive. It was noted that if the room was enclosed this applicant would not need a variance. The applicant is here because decks are not allowed in the side yards. Zoning Officer Menges noted that three extensions have been added to this house that has contributed to this situation. Next to the proposed deck would be the

neighbor's driveway. The deck would be composed of gray composite decking and white vinyl rails that would match the house. The applicant has owned the property for three years and added the covered porch.

Planners Butt/Brown moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Z05-20 – Wade A. Eckert, requesting a variance to Section 300.7 (Decks) to construct a deck on the side of the home, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 6-1 vote with Planner Felix casting the dissenting vote

The Planners received the following waiver or exoneration requests:

McClarín Plastics, Inc. is requesting exoneration from the requirement of land development for additional paving. They want to expand truck access at their facility on 15 Industrial Drive by an additional 1700 square foot area.

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

George M. Wildasin, C.E. Inc. on behalf of Snyder's of Hanover, Inc. is requesting exoneration from the requirement of land development for additional paving. They are proposing an additional parking area of 50 spaces as well as paving three additional grass areas that truck traffic is encroaching on for a total paved area of 21,525 square feet.

Planners Felix/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 with Planner Butt abstaining.

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.**

There was no action taken on this plan.

**P02-18 – MARTIN'S RIDGE, BON TON BUILDERS, 1060 Baltimore Street, Hanover, PA 17331. A preliminary subdivision plan for a twenty-three (23) lot residential development on the corner of Beck Mill and Grandview Roads. The property is located in the R-22 zone.**

There was no action taken on this plan.

**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.

**P03-07 – MIRIAM M. RUNKLE, 1030 Hoff Road, Hanover, PA 17331. A final five (5) lot subdivision plan located on the corner of Bankert and Blooming Grove Road in the R-40 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.

**P03-21 – COLUMBIA COTTAGE, c/o Horst Senior Care, 320 Granite Run Drive, Lancaster, PA 17604. A final land development plan to construct a 42 unit assisted living facility. The property is located at 2288 Grandview Road in the R-15 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.

**P04-06 – PINE CREEK STRUCTURES, c/o Amos K. Stoltzfus, 34 Quaker Drive, Harris, PA 17938. A preliminary land development plan to create 2 retail business lots. The property is located at Clover Lane and Route 94 and is zoned shopping/commercial.**

There was no action taken on this plan.

**P04-08 – WOODLAND DEVELOPMENT, INC., 130 Carlisle Street, Hanover, PA 17331. A final land development plan to create a mini storage facility. The property is located at Boundary Avenue and Manor Street and is zoned shopping/commercial.**

There was no action taken on this plan.

**P04-13 BON TON BUILDERS, 1060 Baltimore Street, Hanover, PA 17331. A final land development plan to allow construction of single-family semi-detached dwelling at 103 Beck Mill Road. The property is located in the R-15 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.

**P04-20 – SOUTH WESTERN SCHOOL DISTRICT, 225 Bowman Road, Hanover, PA 17331. A reverse subdivision and land development plan submitted to create ball fields. The property is located at the northeast corner of Bowman Road and Black Rock Road, in the R-15 zone.**

There was no action taken on this plan.

**P04-21 – ISSACS RESTAURANT, Holland Properties, Inc., 751 Frederick Street, Hanover, PA 17331. A final land development plan submitted to allow construction of a restaurant. The property is located at Grandview Plaza Shopping Center and is zoned shopping/commercial.**

There was no action taken on this plan.

**P04-23 – MARY OASTER, 1290 Westminster Avenue, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential building lots. The property is located at 1290 Westminster Avenue and is zoned R-22.**

There was no action taken on this plan.

**P04-24 – RONALD A & KATHLEEN A. FOREMAN, 1050 Hoff Road, Hanover, PA 17331. A final add-on subdivision plan submitted to create two (2) residential lots. The property is located at Hoff Road and northeast of intersection of Rt. 216, 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.

**P05-02- JOSEPH T. & ANGELA R. MARTZ, 595 Bankert Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential building lots. The property is located on Bankert Road south of Blooming Grove Road, in the R-40 zone.**

There was no action taken on this plan.

**P05-03 – BON TON BUILDERS, 950 Baltimore Street, Hanover, PA 17331. A sketch plan of subdivision plan to construct professional offices. The property is located at 950 Baltimore Street, in the H/B 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.

Zoning Officer Menges noted that there has been a rezoning request submitted for a property located off of Baltimore Street and Grandview Road behind Sackett's in the alley behind the Exxon. This property is bound by the properties on Baltimore Street on the west side, by Melodie Lane on the north side, by a property on the east side owned by Baranski, and on the south side by residential lots. It is 3.73 acres and is undeveloped. It has public sewer and water. The applicants are Baker's Dozen c/o of Donald J. Little, Sr. They want to change the zoning to Shopping Commercial to build self-storage units, which is a use by special exception in the S/C zone. This would not be spot zoning because it would be an extension of the current surrounding zoning. There is no street frontage for the property. There is a paved alley (access). Zoning Officer Menges will include information about the rezoning request in the next mailing.

The meeting adjourned at 7:28 P.M.

Respectfully submitted,

Kristina Rodgers, Recording Secretary