

PENN TOWNSHIP PLANNING COMMISSION
JUNE 7, 2007

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on June 7, 2007 at the Penn Township Municipal Building. Also present were Planning Members Wendell Felix, Michael Johnson, Stede Mummert, Fred Marsh and Gary LeFevre. Also present were Township Engineer Bortner and Zoning Officer John Menges.

The Planning Commission meeting minutes of May 3, 2007 were approved as submitted.

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

Z07-10 – Glenn Renfro, 205 Bankert Road, Hanover, PA 17331. Applicant is requesting variance to Section 205.3 (Area and Bulk) to construct a garage that encroaches into the side setbacks. The property is located in the R-40 zone.

Glen Renfro, 205 Bankert Road represented this request. Mr. Renfro is requesting to build a 70' x 30' garage located three (3') feet from his existing house that would encroach into the side setback by five (5') feet, making the setback twenty (20') feet. The garage would be built to resemble the house. He will maintain distance between the house and the garage for the individuals that fill the propane tanks located at the corner of the house. Mr. Renfro cannot place the garage to the rear of the property because of the existing sand mound system and the excessive distance of a driveway to reach it. The cost of a hard surface driveway to the rear of the property would be between \$21,000 and \$23,000 in addition to the grading work. There is property that he owns to the rear but there is no street access to it. The rear setback is sixty (60') feet. Mr. Renfro presented a letter from his neighbor, Mr. Stremmel, stating that he had no problems with the proposed garage. There is a tree line between the two properties. The garage will be fourteen (14') feet tall but about four feet will be in the ground and the roof level will be almost even with the house. Mr. Renfro will be storing vehicles in the facility including antique vehicles that will be "stacked." There will be a shop door to the side of the building. The applicant has owned the property for one year.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Z07-10 – Glenn Renfro requesting a variance to Section 205.3 (Area and Bulk) to construct a garage that encroaches into the side 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.

Z07-11-Lehighs, Greenhouse, 2392 Grandview Road, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to subdivide an existing lot. The property is located in the R-15 zone.

Samuel Lehigh and Reg Baugher, Hanover Land Services represented this request. They are requesting to subdivide a piece of land from the adjoining property owner and adding it to the Lehigh Greenhouse property, which is a wholesaler of plants. The duplex lot from which the

489 square feet (net) of land is being subdivided will still be as large as the other duplex lots in the area. They are adding the property in case they are required to improve the existing entrance of their property on Grandview Road. The additional land will allow them to create a perpendicular access if necessary. The Lehigh property is 80.5 acres on which the greenhouses are located. Reg Baugher showed the approved subdivision plan of the Geiman property for the duplex units along with the proposed subdivision. They are not compromising any of the requirements such as parking on the Geiman approved subdivision.

Planners Mummert/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z01-11 – Lehighs Greenhouse requesting a variance to Section 203.3 (Area and Bulk) in order to subdivide a current existing lot, 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.

The Planners received the following waiver and/or exoneration requests:

George M. Wildasin, on behalf of Snyder's of Hanover, is requesting exoneration of Section 603-Curb, Gutters and Sidewalks of the Penn Township Subdivision and Land development Ordinance. The property is located at 1250 York Street.

Fred Altland represented this request. Snyder's is proposing to expand the existing truck trailer parking lot to the rear of their York Street property. They will include a note on the pending plan that states that they will install curbs and sidewalks when required by either Penn Township or PennDOT.

Planners Mummert/LeFevre moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 7-0 vote.

Cooper Motors, Inc. Sales and Service is requesting exoneration from a land development plan for additional paving at 981-985 York Street.

Doug Cooper, Cooper Motors, represented this request. Mr. Cooper stated that there is a parcel of land along Ruel Avenue that they would like to have about 30% paved. The area is fenced in and the paved portion would be about eighty percent of the fenced in area. There will be a buffer zone of about forty (40') feet between the parcel and Ruel Avenue that will remain grass. This will help maintain the current waterflow. They did submit and received approval for a land development plan in 2002 for repairs as a result of the 2001 tornado. Coopers will be using the lot for their rental vehicles, which are currently being stored in the back of the lot. The alley is currently paved.

Planners Butt/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 7-0 vote.

Herbert, Rowland & Grubic, Inc. on behalf of Conewago Contractors is requesting modifications to land development plans for Gateway Hanover (formerly Carlisle Crossing). The requests are in reference to Section 505–Street Design and Section 506.d-Intersection Sight Distances.

Mark Campbell, HRG, and Allen Smith, Conewago Contractors represented this request. The plan that is being presented was formerly known as “Carlisle Crossing” and is now “Gateway Hanover”. It is a final plan version of the sketch plan that was presented in January of 2007. They are requesting two modifications of the Township’s Subdivision and Land Development Ordinance. They are requesting a waiver of the sidewalk requirement to have sidewalk installed on only one side of Wilson Avenue where the concentration of development will be. Hanover Borough has approved a similar request for that portion of Wilson Avenue within the Borough. The next request is for a modification of the intersection distances. The Ordinance calls for a 100’ x 100’ clear sight triangle at all intersections. They are requesting to reduce it to 75’ x 100’ because most of the intersections will have a signal and if not will have stop bars. They feel this will not impair safety at the intersections and will get the sight line out of any area that may be landscaped. There were prior modifications that were approved when the plan was submitted as Carlisle Crossing. The Penn Township Board of Commissioner approved those waivers or exonerations in February of 2003. They included processing this application as a final plan rather than a preliminary, landscape buffer yards, and the number of accesses per lot. There will be five points of access to this property within the Township. In addition, the developer had requested modifications to the stormwater management requirements which have not been addressed. York County Planning Commission comments have not been received for the modified plan. Wilson Avenue will become a dedicated street within Hanover Borough and Penn Township. The traffic study has been submitted to the Borough, the Township, PennDOT, and YCPC for review. They are certain that there will be at least three signalized intersections. Of the remaining intersections one may be signalized and the other may not but they are not sure until the traffic study is reviewed and approved. The site modification would be on the access drive portion of the intersection. The benefit would be closer buffers to the intersection but the liability is that there would be less of a sight distance for vehicle traffic. The plan shows a possible future entrance into the movie theater property but at this time it is not proposed because of a need for a stream crossing. There was some concern about the adjoining intersections on Routes 194 and 94. Mr. Campbell stated that there are extensive improvements being prepared for other intersections that will be impacted by the development that are not part of the actual land development plan. They are improving the intersection of Moulstown Road and Route 194. There was a concern about the increase of traffic from Abbottstown and other portions north of the shopping center. They are mitigating some of the effects of the development by making offsite improvements, which should help move traffic faster through the current intersections. Mr. Menges showed the planners the traffic study that was submitted by the developer. Mr. Campbell stated that about twelve different intersections were studied because of the proposed development. These included intersections both in the Hanover, York County and those adjacent in nearby Adams County. They are proposing two dedicated right turn lanes on Eisenhower Drive onto Wilson Avenue and two left turning lanes from Wilson Avenue onto Eisenhower Drive. They are also proposing two left turning lanes from Eisenhower Drive onto Wilson Avenue. They are assuming that some traffic will access the development from Eichelberger Street.

Planners Felix/Johnson moved that the request be tabled unto the next meeting in July when York County Planning comments are received. Motion carried on a 7-0 vote.

South Western School District is requesting a modification to land development plan for their Athletic Fields Project. The modifications to the plan calls for widening the access drive to the softball field and adding a turn around area /cul-de-sac to allow for emergency vehicle access.

Todd Stager, CEDG Engineering, represented the request on behalf of South Western School District. They would like to increase the width of the asphalt driveway to the softball field from eight (8') to fifteen (15') feet. He believes that the Township's Emergency Director asked that it be widened to fifteen feet to allow vehicles to access the facilities. There is no parking allowed at the end of the access. It will be for drop off only. There will be two additional lights added to the access in addition to the two that were on the proposed plan. The total project is being done in phases because of cost constraints to the School District. There was some discussion about the other improvements that will be made to the site.

Planners Felix/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on 6-0 vote with Commissioner Johnson absent during the vote and discussion.

Hanover Land Service, Inc. on behalf of Premier Construction Corporation is requesting a waiver to Sections 505.k-curbs and 505k.1-sidewalks of the Penn Township Subdivision and Land Development Ordinance. The property is located along Broadway. (S.R. 0194).

Reg Baugher, Hanover Land Services, represented this request. The proposed Gold's Gym is requesting a waiver of the sidewalk and curb requirements for Broadway at their proposed facility located at the intersection of Broadway and Hickory Lane. They will be installing the improvements along Hickory Lane. They stated there are currently no improvements along Broadway. Planner Felix stated that he felt this was the time to start the improvements on Broadway because of other proposed land developments plans. It was noted that there are improvements planned for Broadway but not within Penn Township.

Planners Mummert/Van de Castle moved for an unfavorable recommendation to the Penn Township Board of Commissioners on the request for a waiver of the curbs but for a favorable recommendation for a temporary waiver of the sidewalks. Motion carried on a 7-0 vote.

The Planners reviewed the following Subdivision/Land Development plans and made the following recommendations:

P01-28 – HIGH POINTE @ ROJEN FARMS (SOUTH), 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.

P02-28 – CARLISE CROSSING, c/o CBL Associates Properties, Inc., 800 South Street, Suite 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.

Mark Campbell, HRG, and Allen Smith, Conewago Contractors, represented this plan. It was stated that Conewago now owns the Hanover Cold Storage property and they are working in conjunction with another developer to develop this site and the adjoining site. The vertical curve on Carlisle St. is proposed to be reduced or eliminated. PennDOT is also proposing improvements along Carlisle Street. The plan shows 800,000 square feet of development with about half of the development in Penn Township. They are promoting internal use of the facility to help keep traffic off of Eisenhower Street. There is storm water management provided and they are actively working with York County Conservation District on water quality issues. The traffic study has been prepared and submitted. There are several special exceptions and variances that were approved in 2003 and 2004 that may or may not still be valid for the plan. There is a second subdivision plan that has been submitted for the Enos Shank property for land swap to square off the property. They stated that they are looking for any comments to this plan because the prospective clients are ready to move forward with the project. The additional right-of-way needed by PennDOT for the Carlisle Street improvements has been obtained from the Hanover Cold Storage property. The house at the top of the hill has also been purchased. Any new runoff created by the development will be controlled but any existing will not be impacted.

Township Engineer Bortner expressed concern about the access drives and intersections into condominium A because of the numerous entrances and exits from the facility. Mr. Smith stated they are working on an alternate plan for that portion of the site after discussion with the proposed tenant. There appears that there could be numerous vehicles traveling in different directions in this one small area that could potentially cause a problem. The property will be landscaped in accordance with the proposed 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.

P03-11 – THORNBURY HUNT, Wolverine Holdings LLC, John Teel, 1060 Baltimore Street, Hanover, PA 17331. 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 forty-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 - SOUTH WEST CROSSING, c/o Paul Burkentine, 330 Dubs Church Road, 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.

P03-23 – 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.

P03-30 – 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.

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.

P05-15 AVION, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan submitted to create nineteen (19) single-family residential building lots. The property is located on the corner of Bankert Road and Blooming Grove Road in the R-40 zone.

There was no action taken on this plan.

P05-21 – HILLSIDE MEDICAL CENTER, c/o MMS Management, LLC, 731 Fame Avenue, Hanover, PA 17331. A preliminary re-subdivision and land development plan submitted to construct an addition of medical offices. The property is located on Fame Avenue in the Industrial Zone.

There was no action taken on this plan.

P06-01 – BURKENTINE SOUTH, Hannon Homes c/o John Burkentine, P.O. Box 98, Glenville, PA 17329. A preliminary subdivision plan submitted to create twenty-four (24) single-family residential lots. The property is located on South side of Black Rock Road and West of Grandview Road in the R-15 zone.

There was no action taken on this plan.

P06-15 – WHISPERING RUN, Joseph A. Myers, 160 Ram Drive, Hanover, PA 17331. A final subdivision plan submitted to create one hundred twenty-five (125) residential lots. The property is located on the east side of Beck Mill Road, north of Grandview Road in the R-22 zone.

There was no action taken on this plan.

P06-19 – BOYD W. ARNOLD, (Deceased) & ROLDA E. ARNOLD aka ROLDA E. BECKER, 996 Hill Top Drive, Spring Grove, PA 17362. A final subdivision plan to create two (2) residential lots. The property is located on Earl Street in the R-15 zone.

Reg Baugher, Hanover Land Services, represented this plan. Mr. Baugher stated that some of these lots were part of the Park Hills Subdivision. The plan shows a subdivision of property in the flood plain. The plan denotes regulations (notes) for building in the floodway. The plan has been lying dormant because they were awaiting approval of the sewer module. Engineer Bortner stated that he has concerns with the plans but could not find any ordinances other than those noted to address his issues.

Planners Felix/Butt moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried

P06-20 – PROPOSED RUTTER’S FARM STORE #6, CHR Corporation, Tim Rutter, 2295 Susquehanna Trail, Suite C, York, PA 17403. A final reverse subdivision and land development plan submitted to construct a convenience store dispensing fuel and a car wash. The property is located south of York Street (SR 116) between Blooming Grove Road (SR216) and Hirtland Avenue in the H/B 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.

P06-25 – PETER & PENNY FILUS, 6815 Laurel Summit Drive, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is also located in Heidelberg Township and is zoned conservation.

Reg Baugher, Hanover Land Services, represented this plan. This plan straddles both Penn Township and Heidelberg Township. The plan will increase the size of the lot located within Penn Township. There is an existing right-of-way, which will be eliminated when the adjoining subdivision is approved by Heidelberg Township. The new subdivision will provide access to the property.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 7-0 vote.

P06-26 – MARTINS RIDGE SUBDIVISION, Bon Ton Builders, 1060 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create twenty-three (23) single-family residential lots. The property is located on Beck Mill Road in the R-22 zone.

There was no action taken on this plan.

P07-03 – PENN TOWNSHIP FIRE DEPARTMENT, 20 Wayne Avenue, Hanover, PA 17331. A final land development plan to construct a fire station. The property is located on the south side of Clover Lane in the S/C zone.

There was no action taken on this plan.

P07-07 – 150 BROOKSIDE AVENUE FINAL SUBDIVISION, Michael J. and Luann Hufnagle, 1009 York Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located at 150 Brookside Avenue in the R-8 zone.

There was no action taken on this plan.

P07-09 – L.T. Timber, Lowell K. and Magen P. Thomas, 25 Industrial Drive, Hanover, PA 17331. A final land development plan submitted to construct a building addition on saw/lumber facility. The property is located on the north side of Fame Avenue in the Industrial Zone.

There was no action taken on this plan.

P07-10 – 735 FREDERICK STREET LAND DEVELOPMENT PLAN, Bon-Ton Builders, Inc., 1060 Baltimore Street Hanover, PA 17331. A final land development plan submitted to construct a multi-family attached residential dwelling unit. The property is located at 735 Frederick Street in the A/O zone. (Replacement for P03-29).

There was no action taken on this plan.

P07-11 – SOUTH HEIGHTS MANOR, L.P., 107 Little Bridge Road, Hanover, PA 17331. A final add-on subdivision plan submitted to create three (3) single-family residential lots. The property is located on the southeast corner of Cooper Road and Westminster Avenue in the R-22 zone.

There was no action taken on this plan.

P07-12 – AVION – PHASE 1, Burkentine and Sons Contractors, Inc., 1564 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) single-family residential lots. The property is located on the southeast corner of Blooming Grove Road in the R-40 zone.

There was no action taken on this plan.

P07-13 – 601 WEST CHESTNUT STREET, SLW Limited Partnership, 601 W. Chestnut Street, Hanover, PA 17331. A final land development plan submitted to construct a paved parking area. The property is located in the Industrial Zone.

There was no action taken on this plan.

P07-15 – SNYDER’S OF HANOVER, P.O. Box 6917, Hanover, PA 17331. A final land development plan submitted to construct an addition to an existing trailer parking lot. The property is located at 1350 York Street in the Industrial Zone.

George Wildasin represented this plan. They are proposing to pave an additional area for the parking of tractor trailers. They have addressed storm water management concerns. They will have the same type of lighting that is in the existing facility.

Planners Van de Castle/Felix moved for a favorable recommendation on this plan to the Penn Township Board of Commissioners. Motion carried on a 7-0 vote.

P07-16 – FINAL SUBDIVISION PLAN ROMAINE GARDNER, 1205 Grandview Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) industrial lots. The property is located at Industrial Drive and Gitts Run Road in the Industrial and R-40 zone.

There was no action taken on this plan.

P07-17 – FINAL SUBDIVISION PLAN FOR NORTH RIDGE ASSOCIATES & SHANK, Conewago Contractors, 610 Edgegrove Road, Hanover, PA 17331. A final subdivision and lot add-on plan submitted to create three (3) commercial/agriculture lots. The property is located north of Wilson Avenue, East of Route 94 in the S/C and R-40 zones.

Mark Campbell, HRG, and Allen Smith Conewago Contractors, represented this request. This is a subdivision of land between the proposed Gateway Hanover Project and the Enos Shank property. This will help square off the Gateway Hanover project and provide Mr. Shank with more useable and accessible land.

Planners Van de Castle/Mummert moved for a favorable recommendation on this plan to the Penn Township Board of Commissioner. Motion carried on a 7-0 vote.

Zoning Application:

The planners were all provided a copy of a rezoning request submitted by John Beil for Baltimore Street. The property is the second property (the first residential property) south of the intersection of Grandview Road and Baltimore Street. There is a proposed right hand turn lane on Grandview, which will take a portion of the existing commercial property at the corner that will make it difficult to develop.

Zoning Amendments:

Zoning Officer Menges stated that the proposed zoning amendments and ordinance of definition amendments were recommended approval by York County Planning Commission. They changes were taken back to York County Planning Commission because of some small changes that were made as result of the last public hearing.

HIGH POINT SOUTH:

Zoning Officer Menges presented a plan that will need Township approval even though no portion of the property being developed is within Penn Township. The plan is part of the High Point South subdivision and land development plan. While most of the parcel is located within Penn Township the area to be developed in this phase is located exclusively in West Manheim Township, so we need to review the plan and sign off on it.

Planners Mummert/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioner on this plan. Motion carried on a 6-1 vote with Planner Felix casting the dissenting vote.

The meeting adjourned at 8:48 PM

Respectfully submitted,

Kristina Rodgers, Recording Secretary