

PENN TOWNSHIP PLANNING COMMISSION
JUNE 5, 2008

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on June 5, 2008 at the Penn Township Municipal Building. Present were planning members Ray Van de Castle, Dan Goldsmith, Craig Prieber, James Butt, Fred Marsh, Stede Mummert and Paul McAndrew. Also present were Township Engineer Bortner and Zoning Officer Menges. Chairman Van de Castle welcomed Paul McAndrew to the Planning Commission.

The May 1, 2008 Planning Commission minutes were approved as submitted.

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

Z08-11 – BENTLEY AND SHARON WOLF, 24 Tyoaka Drive, Littlestown, PA 17340. Applicant is requesting a variance to Section 204.3 (Area and Bulk) to allow subdivision of the existing house from the restaurant property that does not comply with setbacks and lot width. The property is located at 1181 Westminster Avenue in the R-22 zone.

Zoning Officer Menges stated that he has spoken to Bentley Wolf who would like to withdraw the request but has not submitted anything in writing. There was no one present to represent the request.

Planners Van de Castle/Mummert moved to postpone the case until a Letter of Withdraw is submitted. Motion carried on 7-0 vote.

Z08-12 – JESSICA SALTZGIVER, 3255 Grandview Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 203.2 (Uses by Special Exception) in order to operate a home occupation. The property is located at 3225 Grandview Road in the R-15 zone.

Jessica Saltzgeber represented the request. Zoning Officer Menges stated that the property is not located along the dedicated portion of existing Grandview Road but rather adjacent to a section of road, which was the former Grandview Road before PennDOT constructed the present Grandview Road. She stated that she would like to operate a dog and cat grooming business from her basement. The business hours would be Saturday 8 AM –1 PM, and Monday thru Friday from 5 PM – 8 PM. Once the business is established the Monday thru Friday hours would be changed to 7:30 AM to 6 PM. This would be similar to a doggy day spa. She has a six-foot privacy fence around her backyard. She will not be boarding any animals. The driveway is 22' wide. Zoning Officer Menges felt that the driveway was at least 60' long and provided off street parking. The customers will enter through a separate entrance that goes straight to the basement. She is anticipating about three animals a day to start and when her business takes off she is hoping for between six to eight animals a day. All the animals that will be let out will be on a leash. She has owned the property about a year. She has spoken to some of the neighbors and they do not have a problem with the request. Zoning Officer Menges

stated that the neighbors would have an opportunity to comment on the case at the Zoning Hearing Board meeting.

She intends on having the signage allowed by the ordinance, which is two square foot sign. Ms. Saltzgeber stated that she does have outside lighting, which includes two motion lights and a porch light. She stated that she would prefer to have the animals when the facility opens but if it were more convenient for the client to drop them off later she would accept them during any regular business hour. She would be the only employee.

Albert Jochen, 13 Rebecca Lane, questioned Ms. Saltzgeber about what she would be doing with the waste material. She intends on cleaning up and throwing it away.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z08-12 – Jessica Saltzgeber requesting a special exception to Section 203.2 (Uses by Special Exception) in order to operate a home occupation, as it meets the needs for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 7-0 vote.

The Planners received the following waiver or exoneration requests:

Hanover Land Services, Inc. on behalf of Gold's Gym is requesting a waiver from Section 505.k (Curbs). The property is located along Broadway (Rt. 194) to the intersection of Hickory Lane.

Reg Baugher, Hanover Land Services, represented this request. Zoning Officer Menges noted that this request was previously discussed by the planners and a copy of the April 3, 2008 minutes from that discussion are attached. This was tabled because of issues between PennDOT and the Township with regards to who maintains the improvements in the right-of-way. These issues have been resolved through a compromise. Storm water systems will not be maintained within the PennDOT right-of-way. Engineer Bortner and Reg Baugher provided a compromise on the plan that shows curbing on the north side of the development to Hickory Lane. The south side from the entrance for a distance of about 82' will not have curb. Runoff will be directed to the parking lot and controlled by the storm water system on the property. Previously, PennDOT was not going to allow any curb in their right-of-way but has agreed to this compromise. There is an existing inlet at Hickory Lane that will be used for some of the water runoff. PennDOT has dropped the requirement that the permit be in the Township's name and now indicates that it can be in the name of R & R Fitness. If the Township and the State at some future date can agree on stormwater management issues than the Township can require the curb be installed at that time. The Public Works Committee reviewed the request but made no recommendation.

There was some concern about whether the number of parking spaces shown will eliminate the possibility of parking on Hickory Lane. While parking on any public street is not prohibited unless properly signed, R & R indicated that they would have enough parking to accommodate their clients. The only time there could be a shortage of parking would be if the gym would have a special event and include non-members, which they testified they would not do. If parking were to become a problem, then the Township could enforce the provisions of the special exception or variance. Zoning Officer Menges stated that the facility and use would be for members only as per the Zoning Hearing Board case.

There was some concern expressed by the planners on how this will affect other land development plans including Gateway Hanover.

The curb line has not changed and will tie into the existing curb. There was some concern about the state widening the road. Engineer Bortner stated that PennDOT intends to pave the road in about a month and they have not given any indication of widening the road.

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

First Capital Engineering on behalf of Greenline Industries is requesting a waiver from a land development plan in order to expand their parking area. The property is located at 26 Industrial Drive.

Brita Raubenstine and John Luciani, First Capital Engineering, represented this request. They are requesting a waiver of Section 405 of the Township's Subdivision and Land Development Ordinance, which requires a land development plan.

They would like to add an additional twenty parking spaces to their facility. The property consists of 15.28 acres and has twenty-five parking spaces. The business is growing and they need additional spaces. They are going to expand their existing parking by 11,530.46 square feet. If they need additional parking, the plan does show another expansion of 5,579.97 square feet consisting of twelve parking spaces. The access to the parking areas would be from the driveway currently used by Greenline Industries and not Industrial Drive. This would be only 2.7% of the tract area and the existing coverage is at 23% of the area.

Mr. Luciani stated that this used to be known as Green Glenn and the owner sold out to Greenline Industries while maintaining ownership in the warehouse portion of the property. They are still operating the green bean production in the warehouse and eventually that will be sold to Greenline Industries. Mr. Luciani stated that eventually additional parking may be needed as the business continues to expand. The parking lot will be paved. Zoning Officer Menges stated that porous paving has been discussed with the developer.

Engineer Bortner stated that land development plans were submitted in 2005 and 2006. Mr. Luciani stated they are still working on storm water management issues. Engineer Bortner stated he has some concern about tracking the storm water reports.

Planners Butt/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this request, pending satisfying the conditions of the stormwater requirements with the Township Engineer. 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, 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.

P02-28 – GATEWAY HANOVER, (formerly Carlisle Crossing) c/o CBL Realty Associates 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.

P03-11 – THORNBURY HUNT, c/o Wolverine Holdings LLC, John Teel, 1060 Baltimore Street. A preliminary subdivision plan to construct a thirty-eight (38) 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 - WALLEN TRACT APARTMENTS/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.

P03-30 – 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.

P05-15 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.

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.

P07-24 – R & R FITNESS REAL ESTATE LLC, 60 Southside Drive, Newville, PA 17241. A final land development plan submitted to construct a health club and bank. The property is located on the corner of Broadway and Hickory Lane in the S/C zone.

There was no action taken on this plan.

P07-25 – HAROLD H. & DARTHEA L. DUSMAN, c/o Alan Dusman, 4204 Grandview Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located at 1050 Beck Mill Road in the R-22 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.

P08-04 – DONALD B. SMITH, INC., Gerald Funke c/o Group Hanover, Inc., 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted to construct a business. The property is located at 450 West Chestnut Street in the Industrial Zone.

There was no action taken on this plan.

P08-06- SWSD SCHOOL BUS DEPOT, Gerald Funke, c/o Group Hanover, Inc., 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted to construct a bus depot expansion. The property is located at 50 Spring Garden Street in the Industrial Zone.

There was no action taken on this plan.

The meeting adjourned at 7:38 p.m.

Respectfully submitted,
Kristina Rodgers, Recording Secretary