

PENN TOWNSHIP PLANNING COMMISSION
JUNE 4, 2009

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on June 4, 2009 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Daniel Goldsmith, Stede Mummert, Paul McAndrew and Fred Marsh. Also present were Township Engineer Bortner and Administrative Assistant Rodgers.

The May 7, 2009 Planning Commission minutes were approved as submitted.

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

Z09-08 LONNIE AND KRIS RUDISILL, 17 Pinewood Circle, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct a front porch that encroaches into the front setback. The property is located at 17 Pinewood Circle in the R-15 zone.

Kris and Lonnie Rudisill represented this request. The existing porch is in need of repairs and since they are now to the point of replacement they would like to make the porch over the entire front of the house. The front setback is thirty-five feet. The applicants purchased the new home twenty years ago. They provided pictures of other homes in the neighborhood that have a similar porch to the one they want to construct. The porch will have steps to an adjoining sidewalk that will go to the driveway. The Rudisill's contractor, Andy Bealing, was present to testify for the applicants. The existing porch encroaches into the setback by four feet and they are requesting an additional one-foot encroachment. The house appears to be built to the thirty-five foot setback.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Z09-08 Lonnie and Kris Rudisill requesting a variance to Section 203.3 (Area and Bulk) in order to construct a front porch that encroaches into the front setback, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 6-0 vote.

Z09-09 – MICHAEL W. AND MARGIE W. BEVARD, 7 Marietta Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 611d (Conversion of Dwelling for Additional Family Members) and a special exception to Section 203.3 (Uses by Special Exception) in order to construct an in-law residence that exceeds the allowable square footage. The property is located at 7 Marietta Avenue in the R-15 zone.

Michael Bevard represented this request. Mr. Bevard's eighty-seven year old mother-in-law has moved in with them. She currently uses a walker and they are preparing for the time when she will require the use of a wheelchair. The addition will allow them to add a room that is handicap accessible. The applicant has owned the home for five years. He has sixty feet between his existing home and the property line. The only access to the addition will be through

the existing home. There will be no exterior entrance and no basement. It will have its own heating and cooling system. The addition is 21' x 27' for a total of 550 square feet. The addition will contain a bedroom, a sitting room, a bathroom and several closets along with a washer and dryer hook up. Mr. Van de Castle informed the applicant that once his mother-in-law no longer lives there he cannot rent out the facility. The committee reviewed the provided addition plan.

Planners McAndrew/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z09-09 Michael W. and Margie W. Bevard requesting a variance to Section 611d (Conversion of Dwelling for Additional Family Members) and a special exception to Section 203.2 (Uses by Special Exception) 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 a 6-0 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.

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.

P03-20 - 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.

P07-27 – 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 HILL 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.

P09-04 – THORNBURY HUNT – FINAL S/D PLAN LOTS 18 & 19, Wolverine Holdings LLC c/o Tony Forbes, 1060 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted to create two (2) single-family residential lots in the R-22 zone.

There was no action taken on this plan.

P09-07 – VICTORY FREEWILL BAPTIST CHURCH-RESUBMISSION, GHI Engineers and Surveyors c/o Gerald Funke, 213 Carlisle Street, Hanover, PA 17331. A final revised land development plan submitted for construction of a church. The property is located at 25 Breezewood Drive in the R-8 zone.

Gerry Funke, GHI Engineer and Surveyors, represented this request. This is a resubmission of a previously approved land development plan. There were some changes to the proposed structure. The impervious coverage has remained the same. They have also received approval from the York County Conservation District to grade the area for the stormwater management facility. The facility needs to dry out because of all the rain the area has seen this spring. There is an additional six hundred square feet of improvement over and above the plan that was previously approved. There was some discussion about a fire hydrant referenced in the comments. There are fire hydrants in the area. The closest one is within 600 feet. There is a fire hydrant on Spring Garden, Mumma and one each at the intersections of Hufnagle and Meadow and Ruel and Marietta. There was some discussion on the actual building and the land development plans that are near this structure. Township Engineer comments have been addressed.

Planners Mummert/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 6-0 vote.

P09-08 WILSON AVENUE MEDICAL CENTER, GHI Engineers and Surveyors c/o Gerald Funke, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted for construction of a medical office. The property is located at 700 Wilson Avenue primarily in Hanover Borough (R-3) zone. A small portion is located in Penn Township in the Industrial Zone.

Gerry Funke, GHI Engineers and Surveyors, represented this request. This is the initial review of the plan. The doctor using the facility is a cancer doctor and the patients remain most of the day for chemotherapy treatments. The property was required to be subdivided because there were two different uses on the property. Only a very small portion of the project is in Penn Township. Hanover Borough has already approved the plan.

Planners McAndrew/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 6-0 vote.

P09-09 – VERIZON WIRELESS – BITTINGER SITE, Cellco Partnership d/b/a Verizon Wireless, 4642 Jonestown Road, Harrisburg, PA 17109. A final land development plan submitted in order to construct a telecommunication tower. The property is located at 17 Industrial Drive in the Industrial Zone.

There was no action taken on this plan.

P09-10 – AMERICAN HOME CONTRACTORS, LLC, Patrick Buhl, P.O. Box #132, Glennville, PA 17329. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 792-794 Baltimore Street in the Highway/Business zone.

There was no action taken on this plan.

The meeting adjourned at 7:39 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary