

PENN TOWNSHIP PLANNING COMMISSION
JUNE 3, 2010

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on June 3, 2010 at the Penn Township Municipal Building. Also present were planning members David Quinn, Paul McAndrew, Fred Marsh and Wendell Felix. Planner Stede Mummert was absent with notice. Planner Dan Goldsmith was absent without notice. Also present were Township Engineer Bortner and Zoning Officer Menges.

The May 6, 2010 Planning Commission minutes were approved as submitted.

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

Z10-04-ERIC & ERICA IMMLER, 423 S. High Street, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a storage building that encroaches into the side setbacks. The property is located at 423 S. High Street in the R-8 zone.

Eric Immler represented the request. He is requesting to replace the existing 12' x 12' shed with a 14' x 20' shed, which is technically a single car garage. He would be using the facility for storage and a workshop. The shed would be about 7.5 feet from the side property line. Zoning Officer Menges noted that some of the homes on South High Street front both South High Street and Beck Mill Road. This is the last property that fronts both streets. The shed will remain thirty-five feet from the rear property line as it is being placed in the same location as the current shed. This will be a prebuilt structure set in place with a stone base. He has a letter from the neighbor providing support for the shed. The neighboring house sets close to the property line and does not meet the current side setback requirements.

Planners McAndrew/Quinn moved for a favorable recommendation to the Penn Township Zoning Hearing Board Z10-04 Eric and Erica Immler requesting a variance to Section 202.3 (Area and Bulk) in order to construct a storage building 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 4-1 vote with Planner Felix casting the dissenting vote.

Z10-05-CHAD ANTHONY HOFFHIENS, 108 Lion Drive, Hanover, PA. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct an addition that encroaches into the rear setbacks. The property is located at 108 Lion Drive in the R-15 zone.

Chad Hoffhiens represented the request. He is requesting a two-foot variance on the rear setback for a new addition to his house. This will allow him to move the dining room table into the addition and provide more open space for his family. The existing ten-foot deck would be removed. The deck already sits into the setback by over one foot. He has spoken to both his neighbors and they have no objection to the project. The new addition would measure 17' x 10'. The distance from the addition to the rear property line would be 28'.

Planners Quinn/Marsh moved for a favorable recommendation to Z10-05 – Chad Anthony Hoffheins requesting a variance to Section 203.3 (Area and Bulk) in order to construct an addition that

encroaches into the rear setbacks, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on 4-1 vote with Planner Felix casting the dissenting vote.

The Planners received the following waiver or exoneration requests:

Johnston and Associates, Inc. on behalf of Crosswinds Associates Development Co., is requesting a waiver from Section 605 (Landscaping & Bufferyards) of the Subdivision and Land Development Ordinance in regards to the Breezewood Drive Project.

Joe Stein, Johnston and Associates, Inc, represented this request. He is seeking a waiver of Section 605, which requires a registered architect for the landscape plan. The plan has been on file since 2003 and his client is trying to reduce the cost of the project. He stated that they meet the requirements of the Subdivision and Land Development Ordinance. There was some concern about how some property owners would be able to access their property across the stream. Mr. Stein stated that it is a wooded area and most homeowners would not want to remove the trees and plant grass. Planner Felix noted that the Subdivision and Land Development Ordinance was approved with the requirement that a landscape architect is required to sign off on the plan.

Planners Felix/Van de Castle moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on 5-0 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.

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.

Joe Stein, Johnston and Associates, Inc., represented this plan. Township Engineer Bortner reported that they are still working on the technical aspects of the plan. This is a twelve-lot subdivision with duplex units. The plan has been developed in conjunction with the Pine Brooke Plan. They will reconstruct portions of Breezewood Drive that is closest to the project. The developer is looking to move forward at this time. They have received approval from DEP for the sewer line across Oil Creek. Mr. Stein does not think they will be requesting any additional waivers. There was some discussion regarding the location of lot 12. There is a parcel that is still owned by the Hall Estates III Home Owners Association then this property starts. There was a land swap plan between Pine Brooke and Breezewood Drive Project and Penn Township to help improve the lot layouts and to improve Breezewood Drive. Engineer Bortner explained the land swaps for the two projects that would improve the street. York County Planning Commission comments date back to 2003.

Some of the delay for this plan had little to do with the economy but mostly the sanitary sewer.

Engineer Bortner stated that the Breezewood Interceptor was installed in 1989 or 1990 to eliminate a pump station.

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.

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 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.

P10-04 – ALAN & LONA I. BRIDENBAUGH, 51 Brewster Street, Hanover, PA 17331. A final add-on subdivision submitted in order to create residential lots. The property is located at 51 Brewster Street in the R-8 zone.

Reg Baugher, Hanover Land Services, represented the plan. These are three lots that were part of a subdivision plan in the 1970's. There are two existing homes on the front lots. There is an existing panhandle building lot that the applicants would like to remove and place the property with each of the existing homes. The lot as it currently sits is an approved building lot. York County Planning Commission comments have not yet been received. Engineer Bortner comments have been addressed. There is an existing sewer line right of way that is not being used by the Township and they are looking for the Township to return the right of way. Mr. Baugher has spoken to WWTP Superintendent Mahone who will speak to Manager Garvick.

P10-05-PARADISE CONGREGATION OF JEHOVAH'S WITNESS, c/o Rainee Ruhlman, 5 Paradise Court, Hanover PA 17331. A final add-on subdivision submitted to be used as a place of worship. The property is located at 5 Paradise Court in the R-15 zone.

Reg Baugher, Hanover Land Services, represented this plan. There is an existing lot to the rear of the church they would like to add on to the existing property. York County Planning Commission comments were not received.

The meeting adjourned at 7:49 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary