

PENN TOWNSHIP PLANNING COMMISSION
JUNE 2, 2011

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on June 2, 2011 at the Penn Township Municipal Building. Also present were planning members Fred Marsh, Paul McAndrew, Wendell Felix, David Quinn and Robert Garret along with Township Engineer Eric Bortner and Zoning Officer John Menges. Planner Goldsmith was absent with notice.

The May 5, 2011 Planning Commission minutes were approved as submitted.

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

Z11-06 – JACKIE AND MARY HOFFMAN, 123 Beck Mill Road, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to subdivide a lot that does not meet the required lot width. The property is located at 126 Beck Mill Road in the R-8 zone.

Jackie and Mary Hoffman represented this request. Mr. Hoffman distributed the following: a copy of the deed for the property located at 126 Beck Mill Road; a tax map showing the size of surrounding parcels, and an outline of his presentation. He is requesting a variance to create two lots, one that will include the existing home and improvements, and one unimproved lot. The lots on the deed are referenced as lots #59 and #60. He will be selling the property with the home (lot 60), which includes front and rear sidewalks, a blacktopped driveway and a garage. Lot #60 is 40' x 158' with a 108' rear yard. The separation of the two lots will allow for the creation of separate deeds. Lot #59 will also be 40' by 158', which does not comply with the zoning ordinance. The adjacent lots are the same size and have homes that were built between sixty and eighty years ago. They are asking for what is the norm in the area. The area is also dotted with many single wide older mobile homes with one right next to lot #59. Mr. Hoffman owns this property but lives in a home across the street. The lot adjacent to the rear of property of lots #59 and #60 is lot #39 which is also unimproved and owned by Mr. Hoffman. The front footages were originally forty feet and that is what the new lots would have. Zoning Officer Menges noted that these lots used to be separate but York County Assessment combined smaller lots into larger lots if owned by the same property owner to reduce the number of bills they had to print. In order to get the lots back to the original deeds, the property owners had to submit subdivision plans and have them approved. Zoning Officer Menges stated that the applicant is not asking for anything more than what he originally had when he purchased the property.

Planners Marsh/Quinn moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z11-06 – Jackie and Mary Hoffman, 123 Beck Mill Road, requesting a variance to Section 202.3 (Area and Bulk) in order to subdivide a lot that does not meet the required lot width as it meets the requirements for a variance as for in Section 502.3 a) thru f). Motion carried on 6-0 vote.

Z11-07 – NORM AND PENNY WISNER, 41 Laurel Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct a detached garage that encroaches into the rear setbacks. The property is located at 41 Laurel Drive in the R-15 zone.

Norm Wisner represented this request. Mr. Wisner stated that he would like to build a detached two and a half-car garage. He has owned the property since 1976. The garage will encroach into the rear setback. The garage needs to be set back to allow vehicles to access the current garage under the house which is being used for storage. The new garage is proposed to be 26' x 32' but could be smaller if necessary. Mr. Wisner stated that it is tight now when he turns the vehicles around in the existing driveway. The new building will match the existing building. The property to the rear of the house is currently being farmed. He rents storage space from the neighbor to store his mowers. There is a split rail fence to rear of the property line. The existing pool was installed in 1986. There is about forty feet from the end of the existing driveway to the property line. Mr. Wisner stated that they have three vehicles they park on the property and does not want to utilize street parking. Mr. Wisner stated that he would not turn the facility into a home occupation. He is intending to purchase the property he is currently renting for his business. They will be within the lot coverage requirement. He maintains several of the lawns in the area besides his own. There was some discussion about moving the proposed garage farther from the rear property line.

Planners Felix/McAndrew moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z11-07 – Norm and Penny Wisner requesting a variance to Section 203.3 (Area and Bulk) in order to construct a detached garage 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 6-0.

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.

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.

P03-30 – 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.

P04-25 – 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 TOWNSHOUSES, 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 – 12 – YORK VILLAGE APARTMENTS, LCL – York Village Associates, L.P., 199 Baldwin Road, Suite 140, Parsippany, NJ 07054. A preliminary/final reverse subdivision and land development plan submitted in order to construct two (2) multi-family dwellings consisting of 15 units total and office building. The property is located on West Alvin Avenue in the A/O zone.

Jason Wolf, HRG, represented this plan. He stated that he has addressed York County Planning Commission comments and Township Engineer Bortner's comments. Engineer Bortner stated that the problem with this plan was with the reverse subdivision and establishing the ownership of lots on West Alvin Street. There is a grading plan for the building and the office. The plan they are proposing shows eight housing units instead of seven as originally proposed. There is an office building located at the front of the property. There was a request submitted for a modification of the buffer yard located to the rear of the property, which was denied by the Board of Commissioners. They are providing a landscape and buffer yard that meets the Township ordinance. They are lowering one of the swales to help alleviate the water coming from the alley. The water should drain sufficiently to keep it away from the new apartment building. They are going to install a new buffer yard near Mumma Avenue. Most of York County comments were with regards to cleaning up the property line issues. The additional unit is still within the zoning requirements for the property.

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

P10-17- SOUTH WESTERN SCHOOL DISTRICT BREEZEWOOD DRIVE SUBDIVISION, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted in order to create three lots. The property is located at the intersection of Breezewood Drive and Barrett Street in the R-15 zone. There was no action taken on this plan.

P11-05 – LOT 108 – HIGH POINTE NORTH, High Pointe LLC, 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan submitted in order to create four (4) single family residential lots. The property is located on Grandview Road, north side in the R-22 zone. There was no action taken on this plan.

P11-07 – SNYDER’S – LANCE, INC. RESEARCH AND DEVELOPMENT CENTER, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a research and development center/medical clinic. The property is located at 1401 York Street across from the Snyder’s Factory in the Industrial and R-15 zones.

Jerry Funk, Group Hanover Inc. and James Butt, Snyder’s of Hanover represented the request. There was discussion regarding the proposed access driveway, which is offset from the driveway on the north side of PA116. It was suggested that the two driveways should face each other like a normal intersection. Mr. Funk explained that the location of the driveway on the plan was a financial decision. They moved the parking lot closer to the building due to recommendations from Fire Chief Cromer and are in compliance with the fire ordinance. There was some discussion about the proposed clear sight triangles because the ordinance requires two hundred feet clear sight triangle for street access and a hundred feet clear sight triangle for the access drive. They meet the state requirements for clear sight stopping distance. They are cutting back the bank to allow for more sight distance. There will be a medical facility at the new building that will only be used by the employees of Snyder’s. Currently, the employees utilize the Hillside Medical Center for treatment. The plan will require a Highway Occupancy Permit for the driveway along with the borings needed for the project. York County Planning Commission comments have not been received. Township Engineer Bortner expressed concern about the bank and removing a portion to address some of the problems that have occurred this winter and spring due to the large amounts of rain.

The meeting adjourned at 8:12 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary