

PENN TOWNSHIP PLANNING COMMISSION
JULY 7, 2011

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

The June 2, 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:

Z11-08 - JODI UTZ, 705 Frederick Street, Hanover, PA 17731. Applicant is requesting a variance to Section 300.3 (Fences and Walls) in order to construct a fence in the front yard area that exceeds the maximum height of three (3) feet. The property is located at 705 Frederick Street in the H/B zone.

Jodi Utz represented this request. She would like to install a four-foot fence in her “side yard” but it is a “front yard” because her property is located at the corner of Blettner Avenue and Frederick Street. The fence would start 45 feet from Frederick Street and 31/2 feet from Blettner Avenue. There was some concern about the clear site triangle. Zoning Officer Menges stated that traffic has to come to the intersection to see down the street. There is no parking in front of the house and the neighbors’ house. In reality, the house is actually within the clear sight triangle.

Planners Quinn/McAndrew moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z11-08 – Jodie Utz requesting a variance to Section 300.0 (Fences and Walls) in order to construct a fence in the front yard area that exceeds the maximum height of three (3) feet 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.

Z11-09 – STEPHEN AND LINDA SCHATZ, 224 Hall Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 300.5 (Satellite Dish Antenna) in order to place a direct television dish in the front yard area. The property is located at 224 Hall Drive in the R-15 zone.

There was no one present to represent this case.

Planners Felix/Quinn moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case Z11-09 – Stephen and Linda Schatz requesting a variance to Section 300.5 (Satellite Dish Antenna) in order to place a direct television dish in the front yard area, as it does not meet the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 6-0 vote.

The Planners received the following waiver or exoneration requests:

GHI Engineers and Surveyors on behalf of Snyder's – Lance Inc. is requesting a waiver to Section 605 (Landscaping and Bufferyards) and Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance in regards to their land development plan.

Gerry Funke, GHI Engineers and Surveyors, represented this request. Snyder's is planning to install landscaping along York Street but would like to install the landscaping so that the facility is visible from York Street. The driveway has been relocated to align with the existing driveway at the outlet store and manufacturing plant. There was some discussion about how the driveway will be designed. The existing house is going to be removed. They are going to be relocating some of the existing facilities from across the street to this facility. They will be installing the landscape buffer yard along Grandview Road that meets the requirements of the subdivision and land development ordinance.

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

Hanover Land Services, Inc., on behalf of Walter J. and Mary Lois Danner is requesting a waiver to Sections 505 (k) (Curbs), 505 (k) (1) (Sidewalk), 605 (Landscaping and Bufferyards), and 402 (Environmental Impact Study) of the Penn Township Subdivision and Land Development Ordinance in regards to their land development plan.

Reg Baugher, Hanover Land Services, Inc., represented this request. This property sits lower than the existing road and they will not be adding any additional water flow to the street. There is no curbing and sidewalk at this end of Beck Mill Road but there is sidewalk on Beck Mill Road at the intersection of Clover Lane. They are proposing landscaping at the eastern and northern side of the building that meets the requirements of the ordinance. They are requesting waiver of the residential landscaping requirements due to the agricultural nature of the area and the location of the residential homes. The nearest neighbor is about 400 feet from the property. The Gerber and Danner properties both have commercial uses on them. They are over just a few parking spaces over the requirement not to have an environmental impact study. The business is being relocated from across the street and will have no impact on the school district.

Planners McAndrew/Quinn moved for a favorable recommendation to the Penn Township Board of Commissioners on the waiver of Section 505 (k) (Curbs), 505 (k) (1) (Sidewalk) and 605 (Landscaping and Bufferyards). Motion carried on 6-0 vote. The Planners made no recommendation on the request for a wavier of Section 402 (Environmental Impact Study).

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.
There is 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.

Gerry Funke, Group Hanover Inc., represented the plan. The driveway has been realigned to match the existing driveway coming from the Snyder’s Plant and Outlet Store. They have moved the parking lot closer to the building at the request of the Fire Chief.

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

P11-08 – WALTER J. AND MARY LOIS DANNER, 600 Beck Mill Road, Hanover, PA 17331. A final subdivision and land development plan submitted in order to construct a retail store and warehouse. The property is located at the intersection of Cooper Road and Beck Mill Road in the R-15 zone.

Reg Baugher, Hanover Land Services, represented the plan. This is the initial review of the plan. York County Planning Commission comments have been reviewed and addressed. There was some concern about comment number #8 from County Planning with regards to the information and tax parcel numbers for parcels 91 and 91C. This property was previously subdivided and had a communication tower added to it. Mr. Baugher stated that he would work with York County to correct any deed or plot problems.

P11-09 – AQUAPHOENIX SCIENTIFIC (9 BARNHART DRIVE) GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted to construct an office addition. The property is located at 9 Barnhart Drive, intersection of Barnhart Drive and Industrial Drive in the Industrial Zone.

Gerry Funke, Group Hanover, Inc., represented the plan. Aquaphoenix had a land development plan approved in 2010 but since then they have been able to acquire additional land that will allow them to place the parking lot to the rear and side of the facility instead of the front of the property. They will be getting more parking and will not have to install underground storm water management facilities as previously approved. York County Planning Commission comments have been received and addressed. The plan includes a reverse subdivision with the additional land purchased from the adjacent property owner. The previous plan that was approved can still be built until it expires.

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

P11-10 – 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 (3) lots. The property is located between Bowman Road and Breezewood Drive at the High School in the R-15 zone.

Gerry Funke, Group Hanover, Inc., represented this plan. This plan was previously presented but was withdrawn due to a change in the subdivision of the proposed lots. York County Planning Commission comments have been received and addressed.

Planners Garrett/Quinn moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 5-1 vote with Planner Felix casting the dissenting vote.

The meeting adjourned at 7:53 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary