

PENN TOWNSHIP PLANNING COMMISSION
JULY 5, 2012

Vice Chairman David Quinn called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on July 5, 2012 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Stephen Roth, Wendell Felix and David Baker along with Matt Swanner and Zoning Officer John Menges. Planner Ray Van de Castle was absent with notice.

The May 3, 2012 Planning Commission minutes were approved as submitted with Planners Felix and Baker abstaining. The June meeting did not have a quorum.

The Planners received the following zoning appeals and made the following recommendations to the Zoning Hearing Board: **None**

The Planners received the following waiver or exoneration requests:

Hanover Land Services, Inc., on behalf of Matt Dietrich, is requesting a waiver to Section 605 (Landscaping and Bufferyards) of Penn Township Subdivision and Land Development Ordinance in regards to his land development plan. The property is located at MEM Automotive at 936 York Street rear.

Mark Riddle, Hanover Land Services, represented this request. They are requesting a waiver of the landscaping requirements on two sides of the property. The waiver is for the west and north side of the property because the property is abutted by commercial and/or industrial on those sides. They stated a buffer has already been approved for the South Western School District property so they feel an additional buffer is not needed. Mr. Riddle described the fence that would be installed. There was a zoning variance approved for the use in September 2008 and some of the conditions of the variance have not been meet. Planner Klunk read the conditions that were placed on the request including a fence that was never installed. Zoning Officer Menges stated that the requirement that all scrap vehicles be in and out of the lot within sixty days is unenforceable because he has no way to monitor the movement of the vehicles. Prior to 2008 there was a request for a variance for a land development to sell mulch and stone that was denied. The building will be used to strip cars. It was noted that the facility would need to have public water and sewer and meet the requirements of the fire code. Zoning Officer Menges stated that a use and occupancy certificate would not be released until all the conditions of the land development plan are met. There was some discussion as to what is currently on the adjacent properties including the South Western School District property and the Bruce Jones property.

Planners Baker/Roth moved that the request be tabled unto the property owner is present to answer questions regarding the request. Motion carried on a 5-0 vote.

GHI Engineers and Surveyors, on behalf of McClarin Plastics, Inc., is requesting a waiver to Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance in regards to their land development plan. The property is located at 15 Industrial Drive.

Gerry Funke, Group Hanover Inc., represented this request. They are proposing a two-story addition to their existing office building and installation of a parking lot. They are making the request

because the use is consistent with the surrounding area. It is an industrial use in the industrial zone. The land development comments from York County Planning Commission and Township Engineer Bortner have been addressed.

Planners Felix/Baker moved for a favorable 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.

P03-30 – 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.

P12-05 – HANOVER BIBLE BAPTIST, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17731. A final subdivision plan submitted in order to create two (2) commercial lots. The property is located at 897 ½ Baltimore Street in the Shopping/Commercial zone. No action was taken on this plan.

P12-06 – LOTS 3, 7, 8, 9, & 10 at GATEWAY HANOVER, Conewago North Ridge Partners, L.P. 610 Edgegrove Road, Hanover, PA 17331. A re-subdivision and land development plan submitted to revise internal lot lines. The property is located northeast of Carlisle Pike (SR-94) and Eisenhower Drive in the Shopping/Commercial zone.

Alan Smith, Conewago Contractors, and Dennis Reichel, HRG, represented the plan. York County Planning Commission comments have been addressed. The developers were present at the May planning commission meeting to discuss the changes of the plan. Mr. Reichel reviewed the history of the plan for the benefit of the new members of the planning commission. They are resubdividing lot ten to accommodate a new layout for the tenant. They have changed the parking and are flipping about four acres of land between lots 3 and 10. They will be reconfiguring lots 13 and 14 within Penn Township. Lot 10 is within Hanover Borough and will contain a retail establishment. The plan has been reviewed by the Hanover Borough Council and is awaiting approval from Penn Township. There are no improvements currently being shown on lots 7 and 9 and lot 8 will contain a fueling station for lot 10. Mr. Smith explained the traffic patterns for the gas kiosk. There will be a private access drive to enter the gas station but there will be no direct access to the gas station from Wilson Avenue. The stormwater will match the plan previously approved. They will meet with York County Conservation to review the erosion and sedimentation control plan. The lighting and landscape plans will be the same as in the approved plan but the tenant on lot 10 will be using LED lighting. There is some concern about the proposed LED lighting as it may not be permitted by the Township's Streetlight Ordinance. The tenant uses the LED lights to promote green technology. The Township has been using LED lights in other parts of the Township. Zoning Officer Menges stated he would review the lighting ordinance and inform the developer if a waiver would need to be requested for the lighting plan.

Planners Roth/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan pending approval of the proposed LED lighting by the Board of Commissioners. Motion carried 5-0.

P12-07- MEM AUTOMOTIVE, Matthew S. Dietrich, 936 York Street, Hanover, PA 17331. A final land development plan submitted in order to construct a building. The property is located at the rear of 936 York Street in the Highway/Business zone. There was no action taken on this plan.

P12-08- McCLARIN PLASTICS, INC., - OFFICE & PARKING ADDITION, GHI Engineers & Surveyors. 213 Carlisle Street, Hanover, PA 17331. A final land development plans submitted in order to construct an office and parking addition. The property is located at 15 Industrial Drive in the Industrial Zone.

Gerry Funke, GHI, represented this plan. This plan was discussed during the waiver requests.

Planners Klunk/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on 5-0 vote.

P12-09- JAMES D. STRAUSS, JR. & JEAN M. STRAUSS, 610 Saturn Avenue, Sarasota, FL 34243, A final add-on subdivision submitted in order to create a residential add-on lot. The property is located 601-604 York Street in the R-8 zone.

Mark Riddle, Hanover Land Services, represented this request. He stated that the plan reflects the lots as they are on the tax map, which is different than the deed description. The deeds describe the property with the lot line going through the existing building. This subdivision will eliminate the problem and have the parcels reflect the tax map. They have received and addressed York County Planning Commission comments. There is a buyer interested in lot 2. The lots do not meet the requirements of the Apartment/Office zone. It is believed there was a deed recorded incorrectly that created the problem.

Planners Klunk/Roth moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on 5-0 vote.

P12-10- THE MARITAL TRUST FOR THE BENEFIT OF RITA M. NEIDERER, 30 Radio Road, Hanover, PA 17331. A final subdivision plan submitted in order to divide commercial lot from the residential lots. The property is located at 30 Radio Road in the R-15 and Highway/Business zone.

Mark Riddle, Hanover Land Services, represented this request. This property contains the pool sales business along with some storage and a home. He is looking for an initial review of the plan as they have just received York County Planning Commission comments and he does not have a sewer module. This plan will create three lots. One lot will contain the business, one lot will contain the home and the final lot will contain the storage for the business. Lot two will have one hundred feet of frontage on Radio Road where the access to the property will be located. It was noted that the variances approved by the Penn Township Zoning Hearing Board need to be on the plan along with the date they were approved.

Planner Baker/Roth moved to table the plan until the variances and the special exceptions are noted on the plan.

The meeting adjourned at approximately 7:57 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary