

PENN TOWNSHIP PLANNING COMMISSION  
JULY 3, 2014

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, July 3, 2014 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Henry Senatore, David Quinn, Stephen Roth along with Township Engineer Eric Bortner. Planner David Baker was absent with notice

The planners approved the June 5, 2014 planning commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations to the zoning hearing board:

**Z14-09 - DONALD L. HOLLOWAY, 29 Laurel Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct a roof over an existing parking pad that does not meet the side setback requirements. The property is located at 29 Laurel Drive in the R-15 zone.**

Donald L. Holloway represented the request. Mr. Holloway purchased the house in 2006 and has remodeled it. He has installed a parking pad that is three feet from the property line and attached to the garage. He utilizes the parking pad but this winter it was difficult to access the pad to remove the snow. He would like to extend the existing roof over the pad. He has designed the roof so that it would be tile like the existing home roof and would resemble a wrap around porch. The roofline would not impose on the neighbor. Mr. Holloway is a minister and is on-call twenty-four hours a day, seven days a week.

The rainspouts would run across the roof and drain out the back of the garage. The pad would not be enclosed but would just have the roof over it. There was some discussion about the construction of the structure and the water runoff.

Planners Felix/Quinn moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case Z14-09 - Donald Holloway requesting a variance to Section 203.3 (Area and Bulk) in order to construct a roof over an existing parking pad that does not meet the side setback requirements as it does not meet the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried 6-0.

**Z14-10 - RYAN HOMES c/o Mr. Robert C. Grothmann, 11403 Cronridge Drive, Suite 200, Owings Mills, MD 21117. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct decks that would encroach into the required minimum setbacks. The property is located in Brookside Heights on South Center Street in the R-8 zone.**

Robert C. Grothmann, Division Manger for Ryan Homes, and Brian Rodriguez, Sales Manager for Ryan Homes, represented the request. They are requesting to reduce the minimum setback requirements for rear decks. Mr. Grothmann stated that Ryan Homes meets the requirements for a variance. They provided the approved land development plan that showed the lots, which did not meet the setback requirements for decks. Mr. Grothmann stated that there are lots that meet the setback requirements for decks but then the lot next to that one would not. Mr. Grothmann stated that the primary structure fits within the setback line. The home has a patio sliding door that would need to be blocked if there was not a deck installed. Mr. Grothmann stated that there might be confusion between one property to another on whom would be able to have a deck if they are not allowed to build in the setback They feel that the

decks would enhance the community. Mr. Grothmann stated he felt that the development would not look its best if not all properties were allowed a deck. Mr. Grothmann reviewed the lots that would require a variance. A deck specification was provided for the planners to review. Planning members suggested that the number of units could be reduced to accommodate the decks. Mr. Grothmann explained that the home proposed is built in many different areas and all have decks but some municipalities allow for some encroachment into the setbacks with decks.

Mr. Grothmann explained the process of how they purchased the plan from Paul Burkentine.

There are seventy lots that would require a variance for a deck. The decks will be about four feet apart from each other. There will be several sizes of the same style home built in the development. There was some discussion about the expansion of an existing nonconformity but since the structure has yet to be built it could not be considered nonconforming. Mr. Rodriguez stated that it would be a hardship for Ryan Homes if they were not able to have the decks because they will not be able to sell the homes.

Planners Roth/Quinn moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z14-10 - Ryan Homes c/o Mr. Robert C. Grothmann, requesting a variance to Section 202.3 (Area and Bulk) in order to construct decks that would encroach into the required minimum setbacks, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion tied on a 3-3 vote with Planners Felix, Klunk, and Van de Castle casting the dissenting votes.

The Planners received the following waiver or exoneration requests:

**Hanover Land Services, Inc. on behalf of Michael Burkentine is requesting a waiver to Section 303 (Submission of Plans) and to Section 509.a (Lots and Lot Sizes) of the Penn Township Subdivision and Land Development Ordinance for their preliminary/final subdivision plan. The property is located in the 800 block of West Middle Street.**

Reg Baugher, Hanover Land Services, represented the request. They are requesting a waiver of the preliminary plan requirement due to the development being in an existing neighborhood. They are also requesting a waiver of the lot width-to-depth ratio due to the existing single family homes on the adjacent lots. The lot of record is an existing lot.

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

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 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.

**P08-20 – 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.

**P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Lancaster, PA 17603. A final subdivision plan submitted in order to create twelve (12) lots to construct single-family detached dwellings. The property is located on east side of Breezewood Drive approximately .5 mile south of York Street in the R-8 zone.** There was no action taken on this plan

**P13-05 – AQUAPHOENIX SCIENTIFIC, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a manufacturing and warehouse building. The property is located at 12 Industrial Drive in the Industrial Zone.** There was no action taken on this plan.

**P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone.**

Gerry Funke, GHI Engineers and Surveyors, was present representing Amish Markets. Hugh Simpson, Real Source Advisors representing CD Investors, was also present to discuss the adjacent property, the former Hanover Airport property, which is owned by CD Investors. Mr. Funke informed the planners that a meeting was held between the Amish Markets, Hugh Simpson, Penn Township and the Borough of Hanover to discuss the best way for improvements to the two properties, along with improvements to traffic flow along Broadway. Mr. Funke provided a plan that showed a proposed traffic signal at the entrance of the Hanover Bowling Center. There would be a street entering CD Investors property from the Silbaugh Amish Markets property. There was some discussion about extending the existing cul de sac in Hickory Hills through the new development on CD Investors property. There was some discussion about a roundabout but the developers indicated that it would not work. The Amish Markets will have 674 parking spaces when the project is complete.

Hugh Simpson provided a conceptual plan for the CD Investors parcel. It provided some of the proposed accesses and showed how the land would be divided between residential and commercial development. The two landowners are trying to get one access for the two properties onto Broadway. CD Investors is moving forward with concept plans addressing traffic and sanitary sewer issues. There are wetlands on the CD Investors property, which are larger than what is shown on the plan. Mr. Simpson stated that they do have interested parties interested in developing sections of the property. There was some discussion about improving the intersections along Broadway and what may need to be done with Flickinger Road in the future.

Mr. Funke stated they wanted input from the Planning Commission on what is proposed before they proceed.

**P14-01 - LEGACY BUILDING EXPANSION, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted in order to construct a building expansion for manufacturing and warehouse. The property is located at 300 Fame Avenue in the Industrial zone.** There was no action taken on this plan.

**P14-02 - MUSTANG HEIGHTS, J.A. Myers Building and Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision and land development plan submitted in order to create twenty three (23) lots to construct single family detached dwellings. The property is located at 361-363 Black Rock Road in the R-15 zone.** There was no action taken on this plan.

**P14-04 - GRANDVIEW PLAZA - UNIT 16, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an office building. The property is located at Grandview Plaza in the S/C zone.**

Gerry Funke, GHI Engineers and Surveyors, represented this request. The comments from the Township Engineer requested a traffic study and a preliminary study by TRG did not show a significant increase in the number of vehicles utilizing the facility. Mr. Funke reviewed the original traffic study from 1994 and the shopping center, as a whole, has less square footage than what was in the study. TRG's preliminary study shows the increase in traffic would be negligible. The location of the dumpster was shown.

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

**P14-06 - REBECCA GOODERMUTH, 3121 Grandview Road, Hanover, PA 17331. A final ad-on subdivision plan submitted in order to add on to an existing adjoining residential lot. The property is located at 3121 Grandview Road in the R-15 zone.**

Reg Baugher, Hanover Land Services, represented this plan. York County Planning Commission comments have not been received. This is an add-on lot.

**P14-07 - MICHAEL BURKENTINE, 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create six (6) lots to construct single family attached dwellings. The property is located in the 800 block of West Middle Street in the R-8 zone.**

Reg Baugh, Hanover Land Services, represented the plan. York County Planning Commission comments have not been received.

The meeting adjourned at approximately 8:29 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary