

PENN TOWNSHIP PLANNING COMMISSION
JULY 2, 2015

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, July 2, 2015 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Henry Senatore, William Woodward, David Baker and Barbara Mahan along with Township Engineer Eric Bortner.

The planners approved the June 4, 2015 planning commission minutes as submitted.

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

Z15-13 – MARGO CASWELL, 4309 Walters Hatchery Road, Seven Valleys, PA 17360. Applicant is requesting a special exception to Section 310 (Number of Principal Uses on a Lot) and to Section 205.2 (Use Regulations) in order to operate a before and after school program daycare. The property is located at 865 Gitts Run Road in the R-40 zone.

Margo Caswell, represented the request. She would like to operate a before and after school program at the Seventh Day Adventist church. She would be leasing the multipurpose room from 6:00 a.m. until the school bus arrives and then from 3:00 p.m. to 6:00 p.m. after school. She provided a plan of the building. There are three exits from the building and there is parking lot at the entrance near the location of the programs. There are ten parking spaces adjacent to the facility of which five would be used for employees. She is anticipating on having 45 to 50 students depending on state approval. Parents will pick up and drop off at various times during the hours of operation. Ms. Caswell has to file a formal application to become certified and is working with an agency. The fencing may or may not be required by the State but it would be up to the state inspector. The Township zoning ordinance requires fencing and she will work with the church to get it installed. There is playground equipment on the property being used by the church. The students will be between six and twelve years of age. They will operate only during the school year but will operate longer on school days that are delayed or have early dismissals. They will be closed when school is closed. She will operate on the South Western School District schedule.

There was some concern about how the program is designated. The Zoning Officer told the applicant to apply for the special exception. The Planning Commission believes that the request should be for a variance since it does not fall under any of the special exceptions listed in the zoning ordinance. The after school program is not operated by the church and not an extension of the church. A child care center cannot be located in the zone that it is requested.

If she has forty five students she will have five employees. At free time two groups will go outside and will have two adults supervising them. The afternoon will be for homework and a structured activity.

The Commission had some concerns about 205.2 (Use Regulations) and whether it was a variance or special exception.

Planners Baker moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-13 – Margo Caswell requesting a special exception to Section (310 (Number of Principal Uses on a Lot) and to Section 205.2 (Use Regulations) in order to operate a before and after school program daycare, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 7-0 vote.

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.

P03-30 – 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.

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. There was no action taken on this plan.

P14-08 - BROOKSIDE HEIGHTS - PHASE 2, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single - family attached dwellings. The property is located south of York Street and east of Brookside Avenue in the R-8 zone. There was no action taken on this plan.

P15-03 – AQUAPHOENIX – GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an addition for manufacturing and warehouse. The property is located at 12 Industrial Drive in the Industrial Zone. This plan was previously approved by the Board of Commissioners but not recorded with York County. There was no action taken on this plan.

P15-11 - HANOVER FOODS WWTP IMPROVEMENTS, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A land development plan submitted to construct a wastewater treatment plant. The property is located at 1550 York Street in the Industrial Zone. There was no action taken on this plan.

ANITA MILLER SKETCH PLAN, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A sketch plan submitted for review. The property is located on the east side of Beck Mill Road in the R-22 zone.

There was discussion about how the update to the ordinances would be conducted. Engineer Bortner stated that staff is beginning the review and he anticipates a steering committee may be created.

The meeting adjourned at approximately 7:15 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary