

PENN TOWNSHIP PLANNING COMMISSION
AUGUST 3, 2006

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on August 3, 2006 at the Penn Township Municipal Building. Also present were Planning Members Wendell Felix, Michael Johnson, Fred Marsh, and Stede Mummert. Gary LeFevre arrived at 7:18 p.m. Planner James Butt was absent with notice. Also present were Township Engineer Bortner and Acting Zoning Officer Kristina Rodgers.

The July 6, 2006 Planning Commission minutes were approved as submitted.

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

Z06-17 – Finch Services, 515 Frederick Street, Hanover, PA 17331. Applicant is requesting variance to Section 300.3 (Fences and Walls) to erect a fence that exceeds the maximum height. The property is located in the A/O zone.

Brad Finch represented this request. The applicant is requesting to install a six-foot fence in the front yard of his business. Mr. Finch testified that there are two physical structures on the property that will extend past where the fence would go. He presented three police reports, with the most recent being dated July 31, 2006 for equipment that has been stolen from the property. There has been over forty-five thousand dollars worth of equipment stolen in 2006. He presented a letter from his insurance company dated March 18, 2004 suggesting installing a fence or camera system to protect the equipment. The perimeter of the fence will be 53' by 50' and will not be visible from Frederick Street. It will provide protection for his inventory and for his customer's property. The property abuts an alley.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Z06-17 –Finch Services requesting a variance to Section 300.3 (Fences and Walls) to erect a fence that exceed the maximum height, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 5-0 vote.

Z06-18 – CHR CORP., 2295 Susquehanna Trail, Suite C, York, PA 17404. Applicant is requesting a special exception to Section 208.2 (Use), Section 503 (Special Exceptions), Section 610 (Convenience Store) and Section 643 (Vehicle Washing Facility) in order to construct a convenience store with fuel sales and a vehicle washing facility. The property is located at 1001, 1009, and 1021 York Street in the H/B zone.

Gavin Markey, attorney for Rutter's, Neal Metzger, and Dan Thorton represented this special exception request. They are requesting to build a Rutter's Convenience Store at 1001, 1009, and 1021 York Street. The proposed location is comprised of four parcels, three of which have street addresses. Mr. Markey stated that the site has been designed to meet the special exception requirements for the ordinance for a convenience store and a vehicle washing facility. They have designed it to eliminate adverse impact on the surrounding residential properties. They have constructed and designed a vegetative buffer yard that meets the ordinance requirements. Neal Metzger, LSC Design, stated that the Rutter's is designed for the fueling of standard vehicles and smaller trucks but not for tractor-trailers. The pumps will be facing Route

216 and the store will be facing Route 116. The automatic car wash will be located along Hirtland Avenue and is placed to have the least impact on the residential neighbors. They are proposing a landscape buffer along the property that abuts the residential zone along Marietta Avenue. The convenience store, along with the dispensing of fuel and a vehicle washing facility, is a use allowed by special exception. The buffer is in compliance with the ordinance and has a three-foot high earth berm with a five-foot high pvc privacy fence. There would be landscaping on the residential side of the fence. On the facility side there will be planted small shrubs and bushes. There will be a stormwater facility located on the property. The plan shows a “right in” and “right out” for the facility along Route 116 (York Street). There will be a driveway off of Hirtland Avenue and one off of Route 216 (Blooming Grove Road). There was a traffic study done by TRG Engineering, and PENNDOT has been contacted. They also met with Penn Township staff to review the plan. The traffic study did suggest that a traffic signal is warranted at 116 and 216. They provided a proposed highway improvement plan. This plan included widening of the road at the intersection of Hirtland with the addition of turning lanes heading east on 216. There is a proposed traffic signal located at the intersection of 116 and 216 with the inclusion of widening of the street to include turning lanes. Mr. Metzger provided and reviewed a handout for the planners. The following was included in the handout: ZH.1 existing conditions, showing the four separate lots that will need to be combined to create one lot; ZH.2 site plan; ZH.3 grading and drainage plan; ZH.4 landscaping plan; ZH.5 lighting plan; ZH.6 the proposed highway improvements; and ZH.7 a 2003 aerial photo of the area showing the outline of the project. The lighting plan does meet the Township ordinance and provides less lighting than would be required for a Rutter’s located in a non-residential area.

There was some concern about the parking shown on site near the intersection of Blooming Grove Road and York Street. Mr. Metzger stated that parking will be primarily employee parking with some used for overflow. Rutter’s employs six individuals on a maximum shift. Rutter’s is proposing to install a headlight screen along the parking lot. This will not be used for customer in and out movement as employee vehicles will be there for an entire shift. Mr. Metzger stated that the site is not designed for tractor-trailer traffic. There will be a diesel pump for smaller vehicles. The Planners expressed concern about overnight tractor-trailer parking that now occurs at the Rutter’s store on Baltimore Street. Mr. Metzger indicated they are not proposing any areas that would allow this type of overnight parking. They do not want tractor-trailers on the property at all, even though the Baltimore Street store does have designated parking spaces for tractor-trailers. The Planners reported that the trucks/trailers at the Baltimore Street location have been left for several days to several weeks and include trucks transporting hazardous material. Mr. Martin stated that Rutter’s has been contacted about the situation by Zoning Officer Menges. Mr. Martin stated that Rutter’s is aware of the concerns and that the Township will have the right to enforce the regulations. This new site is being designed to discourage tractor-trailer parking. The car wash will be a single bay car wash with a blower. The car wash hours have not been determined but other Rutter’s have twenty -four hour service. It was noted that additional information about the noise emitted from the car wash would be obtained before the zoning hearing board meeting.

There was some concern about the location of the entrances of off Route 116 and the distance between them. The entrances serve a purpose and it was stated they could put up signage for the traffic flow. The distance shown may allow a tractor-trailer to park in the spot, according to the Planners. Mr. Metzger stated that if a tractor-trailer parks in the spot it would prevent the parked cars from exiting the facility. Mr. Van de Castle stated that he has seen

tractor-trailers stop in the middle of the road to go to the Rutter's on York Street. There was some discussion that the entrances be moved closer together but the design will have to be approved by PENNDOT. Engineer Bortner stated that flow of traffic would be better served at the location now being proposed. Mr. Metzger stated that traffic flow would improve with the signalized intersection as opposed to the present condition of the intersection.

They will also be improving the intersection at Route 216 and Route 116 by eliminating part of the corner. The queuing traffic should not reach the proposed driveway for Rutter's within the next ten years. Currently the traffic can back up on Route 216 up to the hill.

Donna Folmer, 1005 Marietta Avenue, asked if they considered making the existing Rutter's store on York Street a twenty-four hour store. There is already a car wash on York Street and a gas station, which is closed. She expressed concern about people taking a shortcut through Marietta Avenue.

Dean Shearer, 1004 Marietta Avenue, indicated his family has owned the property since 1973 and that he has seen many backups on Blooming Grove road up the hill and people doing donuts to avoid the traffic at the intersection. He agrees with Ms. Folmer that traffic will use Marietta Avenue as a shortcut to avoid traffic backups. Mr. Shearer stated that every home in the first block of Marietta Avenue has a retired person. He stated that he was almost hit outside the house by traffic on the street. He is also concerned about which version of the plan will be used. Mr. Markey stated that there is a provision in the Township Code that the plan that is presented to the Zoning Hearing Board must be the plan to be used in land development

Mr. Shearer is also concerned because the signal at Grandview Road and York Street does not seem to operate properly.

Mr. Markey stated that lighting plan would be available at the Zoning Hearing Board meeting. Mr. Metzger stated that the proposed lighting does meet the Township ordinance. The light at the store will be straight down and the light under the canopy is proposed to be 250 watts and is reduced from a 400 watt light that would be at a store that is in a non-residential area. There are pole lights proposed for other sections of the lot for safety. The lights are proposed so that they do not reflect light onto the street or into the residential development. The awning on the store only goes around three sides of the building so there will be no lights in the rear of the facility. Mr. Metzger stated that the signalized light at the intersection of Blooming Grove Road and York Street should help alleviate some of the traffic on Marietta Avenue.

Nancy Clegg, 1010 Marietta Avenue, the home right behind the proposed dumpster, was concerned that the vegetative buffer does not match the existing thirty foot buffer; the five foot fence is not high enough because the homes sit high; and the lighting will reflect into the bedrooms at the back of the homes. She is also concerned about what the zoning ordinance states about noise. She stated there is currently a rat problem because of the neighbors and believes the dumpster will increase the problem. Rutter's would be willing to install a six-foot fence and the existing trees will remain there because they are on residential property. The berm will be higher than the existing grade of the property. The noise ordinance regulations from the Code were read and it was noted that the Township would have to hire someone to measure the sound being emitted from the property.

Mark Corio, friend of 1004 Marietta Avenue, expressed concern about the noise created by the car wash and that noise ordinances are hard to enforce. He stated that the light might create traffic problems that currently do not exist.

Derek Higgs, 1006 Marietta Avenue, stated that the residents are exposed to increase traffic during peak hours because drivers are using Marietta as a bypass and often exceed the posted speed limits. The granting of the special exception should not encourage commercial traffic to use residential streets, and the proposed use should not be incompatible with the existing traffic conditions and the use. He also stated that nuisances, noise, smoke and light, should not be more objectionable than would be created by a permitted use. He stated that the special exception should not detract from the nearby property or decrease the value of the property. He asked that board consider the impact on the adjacent neighborhood when making their decision. Rutter's will be paying for the traffic signal at the intersection. The trees that are planted in the buffer yard will need to meet the ordinance and Mr. Higgs would like having a denser buffer yard.

Mr. Markey explained the zoning is highway business zone and that a convenience store is a use by special exception if they meet all the requirements. PENNDOT will have to approve the improvements to the road. There are \$400,000 worth of road improvements proposed and traffic is not being increased because of the store. The bufferyards will be constructed to Township ordinance, the lighting is being reduced, and they will be complying with the section of the ordinance dealing with noise. Mr. Markey stated they are in compliance with the zoning ordinance and intend to stay in compliance and therefore request the special exception.

It was noted that the truck used by Rutter's to make deliveries would be able to access the site. The fuel tanks are located on the site near the intersection of Blooming Grove Road and York Street. The tanker would have to fuel near the employee parking area.

Matt Deitrich, MEM Auto Sales, stated that he would like to see a light at the intersection, because there is a problem with traffic flow. He stated that there is no diesel fuel at this end of town and this would help him with the diesel he needs for his business.

Ms. Folmer expressed concern about the kids on Marietta Avenue that have to wait for the school bus and the increased traffic may have an adverse impact on the children.

There were some questions about the sign and it is shown to be along Route 116 and is about twenty feet high. There are two pole signs shown on the plan. The one sign will be a fuel price sign, which will be fifty square feet. There will be eight pumps at this store. They are designed so that the store personnel can read the license plates of those using the pumps.

There was some discussion about adding an additional stop sign on Marietta and it was suggested that the residents contact the police department if they would like another one at one of the residential intersections.

Terri Cooper, 116 Hirtland Avenue, expressed concern about the possibility of teenagers congregating at the store and the impact that will have on the neighborhood. Mr. Markey stated that the store would be aware of that and take care of any problems.

Planners Felix/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z06-18 CHR Corp, requesting a special exception to Section 208.2 (Use), Section 503 (Special Exception), Section 610 (Convenience Store), and Section 643 (Vehicle Washing Facility) in order to construct a convenience store with fuel sales and a vehicle washing facility, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 5-1 vote with Planner Johnson casting the dissenting vote.

Z06-18 BAXTER INVESTMENT GROUP, 398 York Street, Suite 5, Hanover, PA 17331. Applicant is requesting a variance to Section 311 (Street Access), a special exception to Section 311 (Street Access) and an interpretation to Section 311 (Street Access) in order to create two residential building lots on an access road that does not meet the minimum right of way of fifty (50) feet. The property is located off Woodridge Drive and Pigeon Hill Park Road in the R/C zone.

John Lingg, Baxter Investment Group, represented this request and would like to build two residential homes along Woods Road, which is a non-dedicated right of way that is sixteen feet wide. Mr. Lingg presented pictures of the area and noted that the right of way is used to access his lot along with several other lots. He noted that there was a legal issue regarding the property that was worked out last week between himself and adjacent property owner Mr. Clair Bange. Mr. Lingg stated that he will be selling the lots to a developer to build the homes.

Norm Sabaka, 3977 Woodridge Road, stated that currently he and the other owners that abut the property maintain Woodridge Road. Mr. Sabaka and other property owners are located on the Adams County side of Woodridge Drive. Woodridge Drive is a non-dedicated street that is used to access Woods Road where the two properties are located. The name of the street changes from "Woodridge Drive" to "Woodridge Road" somewhere on the Adams County side. Clair Bange, 815 Baer Avenue, stated that he owns 64 acres around this property and that any improvements to the existing right of way may effect his property. Mr. Bange stated that he does not have any problem with the special exception. He testified that both right of ways have a good roadbed and base because he installed them several years ago. Mr. Lingg stated that the right of ways were created in 1910 and were included in the deeds that developed all the tracts from the Rudisill Estate.

The Planners stated they were concerned about emergency vehicles being able to access the homes.

There was some concern about where the York County and Adams County boundary is in relation to the property. The property is located in the Township but some of the accesses may be in Adams County. Mr. Sabaka presented a map that showed a different county line than what the Township has.

Herb Kimmie, 125 Woodridge Drive, stated that he is concerned that what ever is installed for a roadway should last at least twenty years and that the burden should be on the developer to install the road. He feels that a sixteen foot paved macadam drive would help keep the integrity of the community and allow emergency vehicles to access the property.

There was some concern about the numbers and the names that were assigned to the proposed home. Ms. Rodgers will look into the situation before the zoning hearing board meeting.

Planners Marsh/Johnson moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z06-19 – Baxter Investment Group, Inc. requesting a variance to Section 311, (Street Access) in order to create two residential building lots on an access that does not meet the minimum right of way of fifty-feet, as it meets the requirements of a variance as set forth in Section 502.3 a) thru f). Motion carried on 4-2 vote with Planners Felix and Van de Castle casting the dissenting votes.

The Planners received the following waiver or exoneration requests:

Kenneth E. Martz, Jr. is requesting exoneration from sidewalks and curbing at 783 Blooming Grove Road.

Planners Van de Castle/Marsh moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this request because the applicant has failed to appear before the Planning Commission for his request. Motion carried on a 6-0 vote.

L.T. Timber is requesting exoneration from a land development plan to construct an addition to an existing building located at 25 Industrial Drive.

Lowell Thomas represented this request. He stated that that they would like to construct a building for storage because they have outgrown their current space. He stated that he also owns National Barn, which is located in Hanover Borough on Juniper Lane. They would be constructing their own building for the L & T Timber project. They purchased the land about five years ago and dismantled some of the existing buildings for a total of 12,000 square feet. What exists right now is 3,700 square feet. With the new building they would be at 11,600 square feet. There are 13.9 acres that are owned by the business. The house has been refurbished and was originally built in the 1700's. The new building would allow them to bring in materials from outside. They currently build about thirty-five barns a month. They do not plan on bringing any of the business on Juniper Lane to this property. It was noted that Mr. Lowell has done work previously that did not include a land development plan. He stated that Mr. Menges informed him that it would be appropriate to ask for a waiver because he was under the square footage that had previously been there. There was a lot of concern about the previous land development waivers that were granted to Mr. Lowell.

Planner Van de Castle/Felix moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on 6-0 vote.

Planner Felix stated that once something is torn down and something new is constructed the Commission reviews what exists and not anything prior.

Bohler Engineering, Inc. on behalf of McDonalds USA, LLC is requesting exoneration from land development to construct a front building addition including a second menu board and speaker ordering post at 1448 Baltimore Street.

Seth Krull, Bohler Engineering, Scott Ling, and Emmitt Patterson, local franchise holder represented this request.

Mr. Krull stated that McDonalds would like to improve the existing facility at Grandview Plaza. He stated that the rear of the facility is located facing Baltimore Street and the front is facing the plaza. They are proposing a 506 square foot addition to the front of the building. The number of seats will remain the same and the reason for the addition is to increase the efficiency of the drive thru. Currently they are not meeting their required delivery time on the food. The addition will allow a longer period from the time the food is ordered to when it needs to be delivered to the customer. The addition will allow for internal modifications to be made. Mr. Patterson, the owner, stated the facility is ten years old. There is no room for a third cash register to be installed, which prevents adequately waiting on customers. To make room for the additional register they need to move the beverage bar and there is currently nowhere to put it in the store. They would like to relocate it to the new addition where the drive thru will be located. This will allow them to make the counter five or six feet longer. The store is about a seventy percent drive thru facility. The production system cannot produce the food fast enough. The short run of face-to-face ordering does not give them enough time to produce the food. They would place speakers at the beginning of the drive thru, which would give them another ninety seconds to produce the food. They do not need additional seating but they need room to place the beverage bar. The restrooms will also be increased for handicapped accessibility. The current area in front of the building is landscaped. There was some concern about where traffic will stack if the food is not ready. Mr. Patterson stated that they hope to eliminate the need for stacking but they will stack in the one-way driveway of the plaza. The work will be done while the McDonalds is open but certain sections may be blocked off during construction. Some of the existing windows will not be used. There will be two soda towers and a self-making ice machine.

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

P02-23 – ANITA M. STEIN, c/o Bon Ton Builders, 1060 Baltimore Street, Hanover, PA 17331. A final four (4)-lot subdivision located at Lark Avenue in the R-15 zone.

There was no action taken on this plan.

P02-28 – CARLISE CROSSING, c/o CBL Associates Properties, Inc., 800 South Street, Ste. 395, Waltham, MA 02453. A final land development plan to construct a shopping center on Carlisle Street, North of Eisenhower Drive. The property is located in the S/C zone.

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.

P03-05 – BREEZEWOOD DRIVE PROJECT, Wandering Streams, 50 Cambridge Drive, Hershey, PA 17033. A preliminary subdivision plan for twelve duplex units. The property is located on the East side of Breezewood Drive in the R-8 zone.

There was no action taken on this plan.

P03-06 – BROOKSIDE HEIGHTS, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan for a 233 unit residential community. The plan consists of duplex lots, condominiums, and townhouses. It is located on the East side of Brookside Avenue, in the R-8 zone.

There was no action taken on this plan.

P03-11 – THORNBURY HUNT, Robert Holweck, 118 Teila Drive, Dallastown, PA 17313. A preliminary subdivision plan to construct a fifty-three (53) lot residential development. The property is located on the west side of Beck Mill Road, just north of Grandview Road in the R-22 zone.

There was no action taken on this plan.

P03-15 – PINE BROOK DEVELOPMENT, Paul Burkentine, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary land development plan to construct a forty-seven (47) unit subdivision, consisting of 10 duplex, 17 single family attached and 20 multi-family dwellings along Breezewood Drive and Ruel Avenue. The property is located in the R-8 zone.

There was no action taken on this plan.

P03-20 - BAXTER INVESTMENT/WALLEN TRACT, c/o Baxter Investment, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan to create a forty-eight (48) unit, multi-family complex on the corner of Baer Avenue and Bowman Road. The property is located in the R-8 zone.

There was no action taken on this plan.

P03-23 – JOHN & MARTHA HALTER, Fairview & Westminster Road, Hanover, PA 17331. A final subdivision to create four residential building lots. Only a small portion lies in Penn Township. The plan was filed by West Manheim Township.

There was no action taken on this plan.

P03-29 – BON TON BUILDERS, 1060 Baltimore Street, Hanover, PA 17331. A final land development plan to allow construction of a multi-family unit on the corner of Frederick Street and Orchard Lane. The property is located in the A/O 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 Brezewood and Bowman Road in the R-8 zone.

There was no action taken on this plan.

P04-04 – DAVE HUMBERT & JACK COOK, 680 Chestnut Street, Hanover, PA 17331. A final subdivision plan to create 2 commercial/industrial lots. The property is located on Blettner Avenue. It lies in Conewago Township with a small portion in Penn Township.

There was no action taken on this plan.

P04-18 – PIGEON HILL PARK, Joan B. McAnall, P.O. Box 234, Hanover, PA 17331. A sketch of a subdivision plan to construct a thirty-six (36) lot residential development. The property is located on Pigeon Hill Park Road to High Rock Road, in the R-40 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.

P05-04 – 21 INDUSTRIAL DRIVE, Group Hanover, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted to allow construction of an office and warehouse. The property is located at 21 Industrial Drive.

There was no action taken on this plan.

P05-05 – DONALD B. SMITH ROOFING, Gerald Funke, c/o Group Hanover, Inc. 213 Carlisle Street, Hanover, PA 17331. A land development plan submitted to allow an extension of West Chestnut Street. The property is located on West Chestnut Street, in the Industrial Zone.

There was no action taken on this plan.

P05-09 – BON TON PLAZA, Bon Ton Builders, Inc., 1060 Baltimore Street, Hanover, PA 17331. A final land development plan submitted to construct a retail business plaza. The property is located on Baltimore Street/Black Rock Road in the HB zone.

There was no action taken on this plan

P05-12 – BAXTER INVESTMENT GROUP, INC., 398 York Street, Suite 5, Hanover, PA 17331. A final add-on subdivision submitted to create (2) residential building lots. The property is located on Woodridge Drive in the R-C zone.

There was no action taken on this plan.

P05-15 AVION, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan submitted to create nineteen (19) single-family residential building lots. The property is located on the corner of Bankert Road and Blooming Grove Road in the R-40 zone.

There was no action taken on this plan.

P05-21 – HILLSIDE MEDICAL CENTER, c/o MMS Management, LLC, 731 Fame Avenue, Hanover, PA 17331. A preliminary re-subdivision and land development plan submitted to construct an addition of medical offices. The property is located on Fame Avenue in the Industrial Zone.

There was no action taken on this plan.

P06-01 – BURKENTINE SOUTH, Hannon Homes c/o John Burkentine, P.O. Box 98, Glenville, PA 17329. A preliminary subdivision plan submitted to create twenty-four (24) single-family residential lots. The property is located on South side of Black Rock Road and West of Grandview Road in the R-15 zone.

There was no action taken on this plan.

P06-07 – HANOVER PACKAGING CO., 8 Barnhart Drive, Hanover, PA 17331. A final land development plan submitted to create an additional parking area. The property is located at 8 Barnhart Drive in the Industrial Zone.

There was no action taken on this plan.

P06 – 09 – SNYDER’S OF HANOVER OFFICE ADDITION, 1350 York Street, Hanover, PA 17331. A final land development plan submitted to construct an office addition. The property is located at 1350 York Street in the Industrial Zone.

There was no action taken on this plan.

P06-10 – HIGH POINTE @ ROJEN FARMS –NORTH, 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan to create one hundred single family residential lots. The property is located on the north side of Grandview Road, east of Beck Mill Road in the R-22 zone.

There was no action taken on this plan.

P06-14 –CHARLES HARRISON, 1368 Brad Drive, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located at 1368 Brad Drive in the R-15 zone.

There was no action taken on this plan.

The meeting adjourned at 9:54 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary