

PENN TOWNSHIP PLANNING COMMISSION  
AUGUST 5, 2010

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on August 5, 2010 at the Penn Township Municipal Building. Also present were planning members David Quinn, Fred Marsh, and Daniel Goldsmith. Planners Paul McAndrew, Stede Mummert, and Wendell Felix were absent with notice. Also present were Township Engineer Eric Bortner and Zoning Officer John Menges.

The July 1, 2010 Planning Commission minutes were approved as submitted.

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: 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.

**P03-03 – 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.**

Joe Stein, Johnston and Associates Inc., represented this plan. Engineer Bortner noted that he brought along the York County Planning Commission comments from 2003. The lots are similar but most of the plan has changed. They had requested a waiver of the landscaping requirements but were denied. The developers believe their plan will be constructed before the Pine Brooke development. The Wandering Streams plan shows the improvements for Breezewood Drive that are contingent upon and match up with the Pine Brooke development. Pine Brooke should be able to tie into the Breezewood Drive improvements when they are ready to construct. The developers have redesigned the sewer line so it ties into the Township's interceptor on the other side of Oil creek. The proposed Breezewood Drive is much wider which will allow on-street parking. They are going to tie back their improvements into the current configuration of the street. There is stream bank stabilization since there was significant erosion. They have proposed to rip rap the stream banks to prevent future erosion. They have Department of Environmental Protection permits for the sewer crossing. Township Engineer Bortner reported that everything has been met, although there is no approved planning module yet. The profiles have been updated along with the landscape plan being included. Some of the planning details were moved from one page to another. Lot six will not have a little deck or porch due to the proximity of the stream bank.

They have supplied elevations on each unit. All of the basements are above the one hundred year flood elevation. Some of the lots have double storm water areas because some lots do not have storm water management. The core reports for the site are on file with the township. The property will sit for awhile after the approval due to the current economy. There was some discussion by the planners regarding the unsuitability of placing homes on such steep grades and in close proximity to the stream. Mr. Stein reiterated that the plan meets all the requirements of the Township's SD/LD ordinance.

Planner Quinn/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion failed on 1-3 vote with Planners Van de Castle, Marsh and Goldsmith casting the dissenting votes.

**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.

**P04-18 – 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.

**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.

**P10-06 – REVISED FINAL SUBDIVISION & LAND DEVELOPMENT PLAN FOR LOT -1 GATEWAY HANOVER, Conewago Contractors, Inc., 610 Edgegrove Road, P.O. Box 688, Hanover, PA 17331. A final subdivision and land development plan submitted in order to develop Lot 1. The property is located north of Wilson Avenue, East of Route 94 in the shopping/commercial zone.**

Alan Smith, Conewago Contractors Inc., represented this plan. The plan shows some minor adjustments to the storm water and ground water recharge and seepage pits. They realigned a drive way that is “right out only” to help the internal traffic situation. There were a lot of notes on this plan that were confusing and the plan was sterilized to include only those comments related the plan. Also, York County Planning Commission submitted comments based on the entire plan and not just this lot. The plan is a change in the approved lot lines. The tenant on lot 1 needs extra parking space and the lot lines needed to be moved to accommodate the additional parking requirements. The original lot was designed in compliance with the national standard for parking spaces but the proposed tenant needs 145 spaces instead of the 115 the lot was designed for. Township Engineer Bortner believes that the concerns have been addressed but though some of the comments made by the York County Planning Commission were not appropriate. Lot 1c is now a bank rather than a convenience store. A plan with changed lot lines could be made again but may not since most of the tenants located in Penn Township have been secured. The improvements are in Penn Township with the parking lots located in Adams County. The Township regulations will supercede those of Adams County. The traffic signal is at the intersection of Conewago Township and Penn Township and Penn Township will maintain it.

Planners Marsh/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 4-0 vote.

**P10-07 – SOLAR PANEL LAYOUT, c/o Gerald Funke, GHI Engineers & Surveyors, Inc., 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a solar farm. The property is located across from 1250 York Street in the Industrial & R-15 zones.**  
There was no action taken on this plan.

The meeting adjourned at 7:40 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary