

PENN TOWNSHIP PLANNING COMMISSION
AUGUST 4, 2011

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on August 4, 2011 at the Penn Township Municipal Building. Also present were planning members Paul McAndrew, Wendell Felix, Daniel Goldsmith, David Quinn, Fred Marsh and Robert Garrett along with Township Engineer Eric Bortner and Zoning Officer John Menges.

The July 7, 2011 Planning Commission minutes were approved as submitted.

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

Z11-10 – NEVIN AND ROBIN DANNER, 787 Beck Mill Road, Hanover, PA 17331.
Applicant is requesting a variance to Section 204.2 (Use Regulations) in order to operate a home business. The property is located at 787 Beck Mill Road in the R-22 zone.

Nevin Danner represented this request. Mr. Danner stated that he and his wife are dealers of Bostich mixers and small grinders, used to make homemade bread. These appliances are only available through dealers and are not sold in department stores. They also sell the bulk grains that people use to make the bread. They have been using the Danner's sewing machine store to sell their product but when they want to demonstrate the product they have to use their home. They have about two or three customers a week that come to purchase or view items. It is not a high impact business. They want a small sign at the end of the lane because their home sits about five to six hundred feet off the road down a lane. There are a couple of other small businesses in the area. This property is south of the sewing machine shop. At some future date he would like to repair the machines but would need to be trained and certified.

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z11-10- Nevin and Robin Danner, requesting a variance to Section 204.2 (Use Regulations) in order to operate a home business, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 7-0 vote.

The Planners received the following waiver or exoneration requests:

Hanover Land Services, Inc., on behalf of Walter J. and Mary Lois Danner, is requesting a waiver to Section 402, 2nd (b) - Environmental Impact Study) of the Penn Township Subdivision and Land Development Ordinance in regards to their land development plan.

Reg Baugher, Hanover Land Services, represented this request. They have done species searches but have not found anything. The only thing that could be impacted is traffic but they are not expecting any additional traffic with the relocation of the store across the street. The new location will have better access to Beck Mill Road than the current store. The parcel problem with York County Planning Commission has been corrected.

Planners Felix/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 7-0 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.

P03-03 – 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.

P03-30 – 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.

P11-05 – LOT 108 – HIGH POINTE NORTH, High Pointe LLC, 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan submitted in order to create four (4) single family residential lots. The property is located on Grandview Road, north side in the R-22 zone. There was no action taken on this plan.

P11-07 – SNYDER’S – LANCE, INC. RESEARCH AND DEVELOPMENT CENTER, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a research and development center/medical clinic. The property is located at 1401 York Street across from the Snyder’s Factory in the Industrial and R-15 zones. There was no action taken on this plan.

P11-08 – WALTER J. AND MARY LOIS DANNER, 600 Beck Mill Road, Hanover, PA 17331. A final subdivision and land development plan submitted in order to construct a retail store and warehouse. The property is located at the intersection of Cooper Road and Beck Mill Road in the R-15 zone.

Reg Baugher, Hanover Land Services, represented the plan. The tax map parcel comment made by York County Planning Commission has been addressed and is no longer a problem. York County Planning Commission comments and Township Engineer Bortner’s comments have been addressed.

Planners Quinn/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 7-0 vote.

Zoning Officer Menges reported that he will be presenting all sewer modules to the Planning Commission so that they are on the record. Township staff handles the reviews and approvals but it will be noted at the meetings which ones have been processed. The current reviews are for Snyder’s Lance, York Village Apartments, and the Walter J. and Mary Lois Danner plan. Zoning Officer Menges went through the process with regards to the modules and the steps taken by the staff and the Board of Commissioners. They modules are for extensions to the existing sewer system.

LERTA Legacy Athletic request

The Planners received information regarding a request from Legacy Athletic for a LERTA designation for the expansion and remodeling of their new facility. There was some discussion by the

Planners on the proposal and what LERTA should be used for and what Legacy is doing with the facility; what effect the LERTA would have on the business; and what impact it would have on Penn Township and the school district.

Planners McAndrew/Quinn moved that they not make a recommendation to Board of Commissioners on the request and leave the decision up to the Board of Commissioners. Motion carried on a 7-0 vote.

The meeting adjourned at approximately 7:50 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary