

PENN TOWNSHIP PLANNING COMMISSION  
AUGUST 2, 2012

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on August 2, 2012 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Wendell Felix and Stephen Roth along with Zoning Officer John Menges. Planners Quinn and Baker were absent.

The July 5, 2012 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:

Hanover Land Services, Inc., on behalf of Matt Dietrich, MEM Automotive, is requesting a waiver to Section 605 (Landscaping and Bufferyards) of Penn Township Subdivision and Land Development Ordinance in regards to his land development plan. The property is located at 936 York Street rear.

Dave Stair, Hanover Land Services, and Matt Dietrich, owner, represented this request. They are requesting a waiver of the buffer yard requirements along the western and northern property lines. The property owner proposed to install a vegetative landscape buffer of a lesser width than required and install an 8-foot high privacy fence per the previously approved variance request. Mr. Stair stated that a zoning variance was granted to Matt Dietrich in 2008 to use the property for dismantling vehicles. Some of the conditions of the variance have been incorporated into the land development plan for a new building, which was submitted earlier this year. They will be installing a wood privacy fence along three sides of the property. They are requesting a modification because there is not a detail for a type-five landscape buffer with a solid wood fence. They want permission to install a solid wood fence with a 15-foot landscape buffer on the western side of the property and a 10-foot landscape buffer on the northern side. Alvin Street is a paper street adjacent to the property. The South Western School District land development plan provides a 50-foot landscape buffer along the paper street. Mr. Stair noted that the paper street has a 50-foot right of way along with South Western's buffer yard and the 10 feet of buffer yard they are proposing will be sufficient to cover the intent of the ordinance. The lot is currently an open lot with some paving.

There is a chain link fence along the alley and the Bruce Jones property and a wood fence around part of the property. The proposed sewer line will come along the side of the MEM property. Mr. Dietrich noted that when he went to pull a permit for a fence the zoning officer recommended he wait until the sewer interceptor work on his property had been completed. There are some storage trailers on the property. The dismantling of vehicles will be done in the building rather than outside. Mr. Dietrich sells the parts on eBay. There was some discussion about the conditions placed on the zoning hearing board variance that was granted. There was a concern about a fence that was not constructed per the variance approval. The fence can be placed on the property line. There was concern about follow through on any approval that is given. The property will have to have water and sewer. Mr. Stair provided a copy of the proposed land development plan for the site. The Planners discussed making sure that everything on the land development plan is completed prior to the issuance of an occupancy permit. There was some discussion about the properties located around the Dietrich property and what

landscaping they have. Mr. Stair reviewed the vegetation that will be planted along with the fence. Zoning Officer Menges noted that there have been some problems with landscaping because of plantings that are not replaced when they died. It was noted that if the property owner and adjacent property owner have an agreement for a shared fence that would be acceptable.

Planners Klunk/Felix moved for a favorable recommendation to the Penn Township Board of Commissioners with a condition that all improvements on the plan be completed prior to the use and occupancy permit being issued. Motion carried on a 4-0 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.

**P03-30 – 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.

**P12-05 – HANOVER BIBLE BAPTIST, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17731. A final subdivision plan submitted in order to create two (2) commercial lots. The property is located at 897 ½ Baltimore Street in the Shopping/Commercial zone.** No action was taken on this plan.

**P12-07- MEM AUTOMOTIVE, Matthew S. Dietrich, 936 York Street, Hanover, PA 17331. A final land development plan submitted in order to construct a building. The property is located at the rear of 936 York Street in the Highway/Business zone.** There was no action taken on this plan.

**P12-10- THE MARITAL TRUST FOR THE BENEFIT OF RITA M. NEIDERER, 30 Radio Road, Hanover, PA 17331. A final subdivision plan submitted in order to divide commercial lot from the residential lots. The property is located at 30 Radio Road in the R-15 and Highway/Business zone.**

Dave Stair, Hanover Land Services, represented this request. There are five pieces of land that make up nine to ten acres of property. They are trying to clean up the deeds to make three parcels instead of five. One parcel will have the existing brick dwelling, the pool sales office and the existing parking lot. Lot two will have a hundred foot strip to radio road and all the outbuildings used for the pool business. It will not be connected to the home and can be used as a separate business in the future. The third tract will have the remainder of the land and a small dwelling. York County Planning commission comments have been received and reviewed. The plan is essentially shifting lot lines. The variances have been added to the plan. The planning module has not been approved. Township Secretary Rodgers noted that Township Engineer Bortner was satisfied with the plan except that it needed a planning module.

Planners Van de Castle/Klunk moved for a favorable recommendation to the Penn Township Board of Commissioners pending the approval of the planning module. Motion carried on a 3-0 vote with Planner Felix casting the dissenting vote.

The meeting adjourned at approximately 7:44 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary