

PENN TOWNSHIP PLANNING COMMISSION
SEPTEMBER 7, 2006

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

The August 3, 2006 Planning Commission minutes were approved as submitted.

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

Z06-20 – GARY & EMILIE SHOEMAKER, 8 Loop Drive, Hanover, PA 17331.
Applicant is requesting a variance to Section 204.3 (Area and Bulk) to construct a porch that encroaches into the front setback. The property is located in the R-15 zone.

Gary and Emilie Shoemaker represented the request. It was noted that the application should state Section 203.3 not 204.3. The applicant would like to install a covered porch that does not meet the existing setbacks. The porch would be an 8' x 18' and would extend in the front of their house across the existing first level. The house was built on the thirty-five foot setback line. The porch would be thirty-five feet from the curb of the road but only twenty-seven feet from the right of way line. The Shoemakers provided pictures of 27 Allen Drive and 1 Loop Drive showing the type of porch they are looking to construct. Mr. Shoemaker did not know the current setback dimensions of the neighbor's houses. They will also be replacing the roof and shingles when they install the porch. The new roof will be angled off of the old roof. The Shoemakers purchased the house in 1996 and have been living there ten years. They indicated that they have spoken to some of their neighbors who do not have a problem with the proposed porch.

Planners Marsh/Johnson moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z06-20 Gary and Emilie Shoemaker requesting a variance to Section 203.3 (Area and Bulk) to construct a porch that encroaches into the front setback as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 5-1 vote with Planner Felix casting the dissenting vote.

Z06-21 – DAVID & JENNIE SPECTOR, 700 Wilson Avenue, Hanover, PA 17331.
Applicant is requesting a variance to Section 209.3 (Area and Bulk) and Section 612 (Expansion of Non conformity) to construct a garage that encroaches into the setbacks and the expansion exceeds the maximum area of nonconformity. The property is located in the Industrial Zone.

David and Jennie Spector represented this request. They would like to remove an existing shed that is not in good condition and build a new garage that is larger than the existing building. The existing garage was rebuilt and is located on the property line. A garage in close proximity does not belong to Mr. Spector. He stated that the property adjacent to them has been proposed as a medical center and the new road will be close to the property line where the

existing garage is. He stated they bought the home twenty-three years ago. The surrounding fields have always been undeveloped. He is trying to maintain his privacy. He would like the corner privatized with a building and a fence for his remodeling contractor business material. He would like to keep these items outside and out of sight. There will be a small compound between the existing garage and the new garage. The new garage will house his two business trucks. He would like to keep his personnel property away from his business property. The garage will allow him to load and unload his vehicles without being exposed to the weather. He stated that he should be entitled to a variance because he has only one acre and the existing house does not meet setbacks. In this zone (Industrial) the setbacks are fifty feet. Anything he would put on the property would require a variance. The buildings were on the property when he purchased it and would like to take advantage of where they are placed. He is asking for the smallest amount of relief that would allow him to use the property for his personal property and his business. He has offered to buy his neighbors building but they are not interested in selling. He is asking for a two-car garage and is looking to pave an area about 26' wide by 35' long. One of his trucks is 22' long and needs that much room to turn it around. The existing drive is stone and will eventually be paved. The area between the existing building and the new building will be fenced in and contain material he will store outside. He is not intending to place a building on the site. He is trying to protect the corner of his property. To the rear of his property is a sanitary sewer easement. Currently, there is no special exception approved for the adjacent property in the Hanover Borough that has been proposed for development. The back corner of the existing shed is on the property line and he is proposing to build the new garage slightly off of the property line. The new building will be thirty-five percent greater than the existing building. Across the street is a four bay garage but it is not in the Township. Multiple buildings are the nature of the neighborhood.

Planners Mummert/LeFevre moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z06-21 – David and Jennie Spector, requesting a variance to Section 209.3 (Area and Bulk) and Section 612 (Expansion of a Nonconformity) to construct a garage that encroaches into the setbacks and the expansion exceeds maximum area of nonconformity, as it meets the requirements of variance as set forth in Section 502.3 a) thru f). Motion carried on a 6-0 vote.

The Planners received the following waiver or exoneration requests:

Group Hanover Inc., Engineers and Surveyors on behalf of Total Maintenance Solutions, 401 Moulstown Road is requesting exoneration from a land development plan for the construction of additional paving.

Gerry Funke, Group Hanover Incorporated Engineers and Surveyors, represented this request for the former Pillowtex Mfg. facility. There is an existing parking area and this request is an expansion of that parking lot. Mr. Funke stated that he designed the last two additions to Pillowtex and at that time he made sure that the stormwater basins are sized for eighty percent lot coverage. The addition will result in 56.4 percent lot coverage and is .71 percent of the existing coverage.

Planners Felix/Marsh 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.

P02-28 – 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 fort-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 Breezewood 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.

Gerry Funke, Group Hanover, Inc., Engineer and Surveyors, represented this plan. The plan has been before the planning commission before. They would like to proceed with constructing a spec building because the original proposed tenants are no longer available. Mr. Funke stated that Engineer Bortner's primary concern was the site distance between the two buildings towards McClarin Plastics because there is a slight hill. Engineer Bortner measured off the street and now believes there is enough distance. York County Planning Commission comments have been addressed.

Planners Felix/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on P05-04 – 21 Industrial Drive. Motion carried on a 6-0 vote.

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 – 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.

P06-15 – WHISPERING RUN, Joseph A. Myers, 160 Ram Drive, Hanover, PA 17331. A final subdivision plan submitted to create one hundred twenty-five (125) residential lots. The property is located on the east side of Beck Mill Road, north of Grandview Road in the R-22 zone.

There was no action taken on this plan.

P06-16 – SOUTH WESTERN SCHOOL DISTRIC BUS DEPOT ADDITION, 225 Bowman Road, Hanover, PA 17331. A preliminary add-on subdivision plan submitted to construct

a bus depot addition. The property is located at Spring Garden Street in the Industrial Zone.

Gerry Funke, Group Hanover, Inc. Engineer and Surveyors, represented this plan. This is the initial review of the plan. South Western School District purchased land from A.D. Fry and would like to install additional parking area and a small office and garage addition to the present building. York County Planning Commission comments have not been received. There are several paper streets surrounding the property. There are several streets that were proposed but were never constructed. Storm water issues will have to be addressed on the property. There are no spaces for additional buses. They are thinking about using porous paving for the lot.

P06-17 - PENN TOWNSHIP INDUSTRIAL PARK LOT #7/TRIPLE S LEASING LOT #5, 115 Newark Street, Littlestown, PA 17340. A final add-on subdivision plan submitted to add on to an existing lot. The property is located on Industrial and Barnhart Drives in the Industrial Zone.

Gerry Funke, Group Hanover Inc. Engineers and Surveyors, and Penn Township Manger Jeffrey R. Garvick represented this request. This is the initial review of the plan and York County Planning Commissioner comments have not been received. He stated that they have reviewed this plan in conjunction with the two other plans for the same lot. This is the remaining parcel of land owned by Penn Township for the construction of Industrial Drive.

Planners Mummert/LeFevre moved for a favorable recommendation to the Penn Township Board of Commissioners on P06-17 – Penn Township Industrial Park Lot #7/Triple S Leasing Lot #5 contingent upon York County Planning Commission comments being favorable. Motion carried on a 6-0 vote

The meeting adjourned at 7:57 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary