

PENN TOWNSHIP PLANNING COMMISSION
SEPTEMBER 2, 2010

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on September 2, 2010 at the Penn Township Municipal Building. Also present were planning members David Quinn, Fred Marsh, Daniel Goldsmith, Paul McAndrew, Stede Mummert, and Wendell Felix, along with Township Engineer Eric Bortner and Zoning Officer John Menges.

The August 5, 2010 Planning Commission minutes were approved as submitted.

Zoning Officer Menges gave each applicant a placard they were to post on their property advertising the zoning case. Mr. Menges stated this was being done to meet the posting requirements and because of the Labor Day holiday.

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

Z10-10 – JUDY HARRIS, 1121 Brian Lane, Hanover, PA 17331. Applicant is requesting a variance to Section 204.2 (Use Regulations) in order to operate a low impact home based business for meditative practice. The property is located at 1121 Brian Lane in the R-22 zone.

Judy Harris, 1121 Brian Lane, represented this request. The applicant would like to have a Reiki treatment center in her home. This would be similar to a massage therapy practice. She has been trying to get clients since she moved to Penn Township in March 2010. Each session would last about an hour and she would like to have about two clients a day. Reiki involves a practitioner applying either a light hands-on or hands-off therapy to channel energy flow so there is no medicine applied or supplied.

Planners Marsh/McAndrew moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z10-10 – Judy Harris requesting a variance to Section 204.2 (Use Regulations) in order to operate a low impact home based business for meditative practice 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.

Z10-11 MISTY HICKS, 2124 Grandview Road, Hanover, PA 17731. Applicant is requesting a variance to Section 203.2 (Use Regulations) and Section 623 (Livestock and Poultry Kept for Personal Use) in order to keep livestock for personal use. The property is located at 2124 Grandview Road in the R-15 zone.

Misty Hicks represented this request. The land was given to her by her father and was previously used for agriculture. The rear of the property is still being used for agriculture and is planted in soybeans and corn. Ms. Hicks owns 4.7 acres of land and will keep her three horses, which are currently being boarded at another location, to the rear of her property. There are residential homes on the other side of the property. She would like to have three to four horses on the property and would use the existing steer barns for the horses. Her relatives own two of the adjoining properties. She is proposing to create a fenced in area that is currently in hay and a secondary pasture for rotation where there currently are strawberries and soybeans planted. Her brother owns the other structures near the property.

Planner Felix expressed concern about the development that has occurred along Grandview Drive and may continue in this area. Gary Martin stated the land around the property has already been developed and will not see any additional development. Planner Felix stated that his concern is for future development once the variance is granted.

Zoning Officer Menges noted that the property at one point was a grand fathered use but the property owner subdivided it and that requires new improvements to meet the current zoning ordinance.

Planners Marsh/Quinn moved for a favorable recommendation to Penn Township Zoning Hearing Board on case Z10-11 – Misty Hicks, 2124 Grandview Road, requesting a variance to Section 203.2 (Use Regulations) and Section 623 (Livestock and Poultry kept for Personal Use) in order to keep livestock for personal use as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). The motion carried on a 6-1 vote with Planner Felix casting the dissenting vote.

Z10-12 – SUQUEHANNA BANK, 9 East Main Street, Lititz, PA 17543. Applicant is requesting a variance to Section 203.2 (Use Regulations) in order to expand existing bank. The property is located at 1345 Baltimore Pike/4021 Grandview Road in the Shopping/Commercial and R-15 zones.

Planners Mummert/Van de Castle moved for a denial of the variance until someone was present to represent the request. Motion carried on a 7-0 vote.

Z10-13 – BEN AND KAREN LAWRENCE, 131 Timber Lane, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct a porch with handicap ramp that encroaches into the front setbacks. The property is located at 131 Timber Lane in the R-15 zone.

Ben Lawrence represented this request. The only way to exit the home at 131 Timber Lane is by steps and he would like to replace them with a handicap ramp. About two years ago Mrs. Lawrence was diagnosed with multiple sclerosis and the doctor recommended that the steps be removed to allow it make it safer for her to access the home. It was also prevent her from becoming a shut-in. Pat Ewald, 133 Timber Lane, was present and had no objection to the porch with the ramp. Mr. Lawrence has owned the home since 1990 and Ms. Ewald has owned her home since 1991.

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z10-13 Ben and Karen Lawrence, 131 Timber Lane, requesting a variance to Section 203.3 (Area and Bulk) in order to construct a porch with handicap ramp that encroaches into the front setbacks 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:

Group Hanover, Inc. as a representative of Snyder's of Hanover, Inc. is requesting a partial waiver to Section 605 (Landscaping and Bufferyards) in regards to the Solar Energy System located along York Street extended (Route 116).

Gerry Funk, Group Hanover, Inc. and Jim Butts, Snyder's of Hanover represented this request. The plan that is being presented is the one that was shown to the Zoning Hearing Board but not to the Planning Commission during their variance request. There is going to be a buffer yard along the east and south sides of the property. They are requesting a waiver of the buffer yard along Route 116 facing the Snyder's facility. The bank is four feet to eight feet high as the property progresses north along Route 116. There is a fifty-foot setback from York Street. The Zoning Hearing Board approved the plan with the buffer along Hirtland Avenue, Littleton and Northview Drive. The theory is that the land along Route 116 is zoned Industrial and the land where the existing Snyder's facility is located is also zoned industrial so there is no need for a buffer. They would like Snyder's customers to see the solar farm.

Planners Mummert/Quinn 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.

P03-05 – 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.

P03-30 – 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 TOWNHOUSES, 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.

P10-07 – WOOD ROAD, Lowell and Megan Thomas, II, 25 Industrial Drive, Hanover, PA 17331. A final and development submitted in order to construct a wooden log access drive. The property is located at 25 Industrial Drive in the Industrial Zone.

Lowell Thomas, II represented this request. Zoning Officer Menges stated that the plan was only sent to York County Planning Commission because the current reviewer Randy Beck was interested in the type of road construction. YCP does not typically review plans that are for development of roads or parking lots. Mr. Menges stated that the type of driveway being proposed was popular in the 1920's. Zoning Officer Menges stated that the request has been forwarded to the Zoning Hearing Board Solicitor because of the current Zoning Ordinance requiring that all roads and driveways must be asphalt, etc. Mr. Menges has not yet received a recommendation from the Solicitor as to whether or not this would be allowed by the ordinance. It is an interior road and will remain private. The end of the driveway that meets the public road will be designed and constructed according to Township requirements.

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

P10-08 – 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.

Gerry Funke, Group Hanover Inc., and Jim Butts, Snyder's of Hanover represented this plan. This was the initial review of the plan. The existing road to the farmhouse will be used to access the property. There was additional discussion about the plan during the waiver request.

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

P10-09 – WALLEN TRACT APARTMENTS/SOUTH WEST CROSSING, LLC, South West Crossing, LLC, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan for 48 unit multi-family complex. The property is located at Baer Avenue and Bowman Road in the R-8 zone. There was no action taken on this plan.

The meeting adjourned at 7:50 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary