

PENN TOWNSHIP PLANNING COMMISSION  
SEPTEMBER 1, 2011

Vice-Chairman Paul McAndrew called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on September 1, 2011 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Daniel Goldsmith, David Quinn, Fred Marsh and Robert Garrett along with Township Engineer Eric Bortner and Zoning Officer John Menges. Planner Ray Van de Castle was absent with notice.

The August 4, 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:

**Z11-11-YORK BEVERAGE, INC. 891 York Street, Hanover, PA 17331. Applicant is requesting a variance to Sections 612b and 612d and a special exception to Section 612 (Expansion of Nonconformity) in order to expand an existing beer distributor building. The property is located at 891 York Street in the H/B zone.**

Eric Johnston, Johnston Associates, and Kevin Schoenberger, owner of the property represented this request. The applicant had previously appeared before the zoning hearing board on a similar request but was denied on a 2-2 vote. There was some concern by the zoning hearing board that the expansion was not large enough for future business. They have amended their application to include an addition to the building of twenty-two feet by fifty feet towards Park Street. The addition will only protrude into the side setback and not into the front setback as previously proposed. The applicant provided a packet of information supporting the variance and special exception, which is the same as previously presented. The addition will be for cold storage and inventory space, which will allow for improved movement and safety within the facility. There was no one present at the zoning hearing board meeting from Park Street to oppose the addition. The encroachment into Park Street does not encroach as far into the setback as the uses on the opposite side of the street. Zoning Officer Menges stated that some of the concerns of the zoning hearing board included stormwater management and the applicant not opening his business in a larger building. The applicant chose the building due to time constraints for transferring the liquor license. The expansion will be on existing impervious area and does not encroach into the wetlands. The stormwater will run off onto York Street. There was some discussion about how trucks will make deliveries to the facility.

Planners Quinn/Marsh moved for a favorable recommend to the Penn Township Zoning Hearing Board on case Z11-11 York Beverage, Inc. requesting a variance to Sections 612b and 612d and a special exception to Section 612 (Expansion of Nonconformity) in order to expand an existing beer distributor building, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f) and for a special exception as set forth in Section 503.3 a) thru e) Motion carried on a 6-0 vote.

**Z11-12 GIOVANNI'S PIZZA AND ITALIAN RESTAURANT, LLC c/o Giovanni and Jessica Faraone, 646 Blooming Grove Road, Hanover, PA 17331. Applicant is requesting a variance to Section 205.3 (Area and Bulk) in order to construct a parking lot expansion. The property is located at 646 Blooming Grove Road in the R-40 zone.**

Reg Baugher, Hanover Land Services, and owner Giovanni Faraone, along with Jerry Austin, represented this request. Giovanni's Pizza and Italian Restaurant is proposing to expand their parking lot by twenty-six parking spaces per the Zoning Ordinance. The paving will result in thirty-nine percent lot coverage, which is over the thirty percent allowed by the Ordinance. The property is a double frontage lot with frontage on both Blooming Grove and Hoff Roads, both of which are state roads. They will have to give up about 7,000 square feet of lot area per the Ordinance for future road improvements, which reduces the net area of the lot and will create a thirty-foot right-of-way for each road. The current right-of-way is sixteen feet. If they did not have to give the land up they would be close to meeting the lot coverage requirement. This is the minimum variance they can request. There are a maximum of seven employees per shift, which requires seven parking spaces. They are proposing a deck, which would require an additional five parking spaces. The deck may never happen but the parking spaces are included. They would prefer to have the twenty-six spaces due to the success of the business. They intend on combining the two lots into a single lot. They are losing five existing parking spaces due to the setback requirement. It was noted that there used to be a gas station on the property, which was much closer to the street. Zoning Officer Menges stated that the parking has been a concern since the initial request was made to use the property for a pizza shop.

Planners Garrett/Quinn moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z11-12 -Giovanni's Pizza and Italian Restaurant LLC, c/o Giovanni and Jessica Faraone, requesting a variance to Section 205.3 (Area and Bulk) in order to construct a parking lot expansion, as it meets the requirements for a 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. on behalf of Yazoo Mills Inc. is requesting a partial waiver to Section 605 (Landscaping and Bufferyards) of Penn Township Subdivision and Land Development Ordinance in regards to their land development plan.

Gerry Funke, Group Hanover, represented this request. The property owner is requesting the waiver of the landscaping and bufferyard for the front yard of the Yazoo Mills property to allow the building to be visible from the road. The building will have signage along with lights showcasing the building. There will be about four to six employees when the building is open. They will be installing the other necessary landscaping, which will cost the developer about \$100,000.

Planners Quinn/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 6-0 vote.

Group Hanover, Inc., on behalf of Yazoo Mills Inc. is requesting a waiver to Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance in regards to their land development plan.

Gerry Funke, Group Hanover, represented this request. They are requesting a waiver of the environmental impact study because the building will be used 50% for manufacturing and 50% for storage. There will only be four to six employees to start. The building is located in the industrial zone

and will be built in phases. The Ordinance requires an environmental impact study if there are twenty-five parking spaces. If a PADOT road is involved it would also require a study if there are one hundred or more vehicle trips a day. Engineer Bortner stated that with the absence of L & H Trucking in the area the traffic study completed now would be very different from the one completed several years ago.

Planners Garrett/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on 5-1 vote with Planner Quinn casting the dissenting 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.**

**P11-11 – YAZOO MILLS INC., GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, Pa 17331. A final land development plan submitted in order to construct a manufacturing and warehouse building. The property is located on Gitts Run Road, between Moulstown Road and Industrial Drive in the Industrial Zone.**

Gerry Funke, Group Hanover, Inc. represented this plan. This is the initial review of the plan. The plan has changed slightly due to a previously approved subdivision showing the parcel as an integral part of another property. Even though the property was never deeded as approved, the Township Solicitor’s opinion is to proceed with a subdivision anyway since the previous plan was approved and recorded. The plan now includes the subdivision of the property along with a note, which references the original subdivision plan in 2001. This will be putting the property back the way it was prior to 2001.

They will be installing the storm water management basin for the complete build-out of the property. York County Planning Commission comments have not been received.

The meeting adjourned at approximately 7:37 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary