

PENN TOWNSHIP PLANNING COMMISSION
SEPTEMBER 5, 2013

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, September 5, 2013 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Stephen Roth, David Quinn, David Baker and Henry Senatore, along with Zoning Officer Matt Swanner and Township Engineer Eric Bortner.

The planners approved the August 1, 2013 planning commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations to the zoning hearing board:

Z13-14 - MICHAEL BEALING, 305 Beck Mill Road, Hanover, PA 17311. Applicant is requesting a variance to Section 203.2 (Uses by Special Exception) as it does not meet the requirements of Section 618 (f) and (j) (Home Occupation) in order to operate a motorcycle repair, service and state inspection business. The property is located at 305 Beck Mill Road in the R-15 zone.

Michael Bealing, 305 Beck Mill Road, renter, and Leonard Bosse, property owner, represented the request. Mr. Bealing stated that he would like to use the garage to repair motorcycles, as it was previously used to repair cars. He is anticipating inspecting motorcycles but that will not occur until he is licensed. Mr. Bosse stated that the previous owner, Mr. Heck, repaired Mercedes in the building until his death in 2001. Mrs. Heck passed away in 2010 and the property was sold. Mr. Bosse was hoping that the property would be grandfathered because the garage is equipped to handle the business. The previous owner had a sign for his business. There maybe a few motorcycles for sale from time to time, which would have been fixed up by Mr. Bealing. This would be part time business, which may go full time. He would operate the business from 8 to 5 and does not intend to operate during evening hours. The landlord has no problem with the business and lives a few doors down from this property. The residents across from the property are renters. The landlord stated that Mr. Bealing is a good tenant and has had no problems with him.

Planners Quinn/Roth moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z13-14 Michael Bealing requesting a special exception to Section 203.3 (Uses by Special Exception) as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on 6-1 vote with Planner Felix casting the dissenting vote. Planners Quinn/Roth moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z13-14 Michael Bealing requesting a variance to Section 618 f) and j) (Home Occupation) in order to operate a motorcycle repair service and state inspection business as it meets the requirement for a variance as set for Section 502.3 a) thru f) contingent upon the operating hours being between 8:00 a.m. and 8:00 p.m. Motion carried 6-1 with Planner Felix casting the dissenting vote.

The Planners received the following waiver or exoneration requests: None

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.

P08-20 – 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.

P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Lancaster, PA 17603. A final subdivision plan submitted in order to create twelve (12) lots to construct single-family detached dwellings. The property is located on east side of Breezewood Drive approximately .5 mile south of York Street in the R-8 zone. There was no action taken on this plan

P13-02 – GLADE VILLAGE, Trone Rental Properties, Chris Trone, 350 Third Street, Hanover, PA 17331. A final subdivision, land development and consolidation plan submitted in order to construct residential apartments with thirty-one (31) units. The property is located on Bowman Road in the R-8 zone.

Chris Trone, Trone Rental Properties, represented this plan. Township Engineer Bortner stated that the plan has received all its approvals. York County Planning Commission comments have been addressed. Trash will be picked up curbside.

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

P13-03 – BROOKSIDE HEIGHTS – PHASE I, Paul Burkentine, Brookside LLC, 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single-family attached dwellings. The property is located south of York Street and east of Brookside Avenue in the R-8 zone. There was no action taken on this plan.

P13-05 – AQUAPHOENIX SCIENTIFIC, GHI Engineers & 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 at 12 Industrial Drive in the Industrial Zone. There was no action taken on this plan.

P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone. There was no action taken on this plan.

P13-10 - WHISPERING RUN PHASE 2A, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted in order to create twelve (12) single-family residential lots. The property is located at Pearl Drive in the R-22 suburban residential zone.

Jeff Stough, J. A. Myers, represented this plan. Township Engineer Bortner reported that they have received all their approvals. The preliminary plan was reviewed six to seven years ago. They are only constructing twelve homes at this time. They are anticipating blacktopping the streets the last week of September.

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

P13-11 - PINEBROOK-PHASE I, Paul Burkentine, 330 Dubs Church Road, Hanover, PA 17331. A final subdivision and land development plan submitted in order to create fourteen (14) residential lots to construct single-family attached and multi-family dwellings. The property is located at adjoining Breezewood Drive and to the east in the R-8 zone. There was no action taken on this plan.

The meeting adjourned at approximately 7:35 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary