

PENN TOWNSHIP PLANNING COMMISSION
OCTOBER 5, 2006

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on October 5, 2006 at the Penn Township Municipal Building. Also present were Planning Members James Butt, Wendell Felix, Michael Johnson, Fred Marsh and Stede Mummert. Planner Gary LeFevre was absent with notice. Also present were Township Engineer Bortner and Zoning Officer John Menges.

The September 7, 2006 Planning Commission minutes were approved as submitted.

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

Z06-22 COOMBS SASSE REALTY, 115 Ann Street, Hanover, PA 17331. Applicant is requesting a variance to Section 202.2 (Use Regulations) to expand parking area for a commercial business on a residential zoned property. The property is located in the R-8 zone.

Rich Sasse, Coombs Sasse Realty, represented this request. Coombs Sasse is a real estate holding company. The applicants would like to expand the parking area at Ivan Dutterer, Inc., 15 Ann Street. The variance request is for Dutterer property actually located on O'Neil Avenue between Ann and McAllister Streets. They are requesting to pave an area that is 25' x 80' that would allow eight additional off-street parking spaces. Mr. Sasse provided a sketch of the proposed paving. To the left side of the property is a rental unit owned by Coombs Sasse Realty and to the right is an alley. There will be a tree removed from the area. There are thirty existing parking spaces. The company is an architectural millwork business that has been in the area for fifty years. There is also an internal expansion project occurring at this location.

Planners Butt/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Z06-22 Coombs Sasse Realty requesting a variance to Section 202.2 (Use Regulations) to expand parking area for a commercial business on a residential zoned property 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:

Loss-Stair Civil Engineering, Inc., on behalf of Stone Ridge Development Corporation, Avion Residential Subdivision, is requesting waivers from Sections 505a, 505d, 505g, and 509a of the Penn Township Subdivision and Land Development Ordinance.

The request was represented by Dave Stair, Loss-Stair Civil Engineering, Inc. Mr. Stair stated that the Avion subdivision received Zoning Hearing Board approval for lot width reductions to design the street that goes west to Bankert Road to make Bankert road a partially one way street in order to alleviate the intersection at Bankert and Blooming Grove road. All traffic that goes up Bankert road will go through a four-way intersection up to Blooming Grove Road to an intersection that has a better sight distance than the current intersection. Mr. Stair stated that he met with Engineer Bortner about the design and that a few waivers would be

needed for the plan. The first waiver they are requesting is Section 505 Street Design Requirements along Bankert Road and Blooming Grove Road. They will do the improvements along all the internal roads of the subdivision but wish to be exonerated from the improvements along Bankert & Blooming Grove. They are requesting the waiver from Bankert because the improvements will be along the side of the road where there will be no traffic. They are proposing to do the improvements along the intersection of Rivera and Bankert Road. They do not feel that improvements to Blooming Grove Road for the short section of the road they own would be beneficial because there are no improvements along the existing Blooming Grove Road and it is a state road. They have not filed for a PENNDOT permit for the entrance and if the permit requires the improvements they will put them in. The Planners expressed concern about the proposed driveway on to Blooming Grove Road and if it should be on Bankert Road instead. If the entrance is on Bankert they will have to go through the development to get on Blooming Grove Road. The Planners discussed having curbing along Bankert Road up to the driveway on Bankert Road. The Planners are not aware of any future improvements on Blooming Grove road by the state. All internal streets will have improvements done to them.

When the plan had been previously presented to the Planning Commission, Public Works Committee and the Board of Commissioners it was decided that Bankert Road should be a one-way street and a new intersection created. The driveway on the plan was arbitrarily placed along Blooming Grove Road but it will require a PENNDOT permit. There was some discussion about the Martz property and what has been proposed. It is believed that there are seven lots going to be subdivided off of the property.

Mr. Stair stated that the engineer for the Martz property has contacted him about his development and as a result a dead end street has been included in the Avion plan for a future connection to the Martz subdivision. They would like not to have to install a turn around on Rivera Drive because there will be no driveways and they will terminate the road as a dead end.

Mr. Stair stated that they meet all the distance requirements on the proposed curve but they cannot meet the minimum radius requirements. There is an area of wetlands and steep slopes in this project and they are trying to avoid environmental impact issues. If the radius is changed they may impact the wetlands and the steep slope area. It is currently designed as a 150 foot radius and they are proposing to change some of the driveways so they will be located along the outside of the curve.

Lot number four is proposed as a double frontage lot and is the current homestead. It contains an area of wetlands and steep slopes. It currently fronts Blooming Grove Road and will front the new street when it is created. The current buildings on that property will remain.

After additional comment about the driveway fronting Blooming Grove Road, John Beil from Stone Ridge Development stated that the driveway could be changed from Blooming Grove Road to Bankert Road if that was what the Planners wanted.

Engineer Bortner stated that Bankert Road and the change to one way would only be able to occur when the streets in the development are dedicated to the Township, which will affect other decisions that will need to be made about the intersection.

Engineer Bortner would not like curbing the entire length of Bankert Road unless PENNDOT requires it on Blooming Grove Road. He does not want to see improvements past the existing driveway on Bankert because of the impending one way.

There was more discussion about the driveway on the property that fronts both Blooming Grove and Bankert road and making the driveway match the existing driveway on Bankert. The Planners recommended that the driveway be located on Bankert road and that curbing only go as far as the existing driveway with no curbing and sidewalk located along Blooming Grove Road.

Planners Johnson/Butt moved for a favorable recommendation to the Penn Township Board of Commissioners that the driveway from the corner home access onto Bankert Road with curbing being installed on Bankert from Monoco Drive up to that driveway; a waiver of improvements along Blooming Grove Road, with all improvements being made to the interior streets of the development. Motion carried on a 5-1 vote with Planner Mummert casting the dissenting vote.

Planners Mummert/Butt moved for a favorable recommendation to the Penn Township Board of Commissioners on the dead end street. Motion carried on a 6-0 vote.

Planners Butt/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on the curve request on the condition that the driveway on lot 17 corresponds to the driveway on lot 7. Motion carried on a 6-0 vote.

Planners Felix/Butt moved for a favorable recommendation to the Penn Township Board of Commissioners on the double frontage lot request. Motion carried on a 6-0 vote.

On another matter, a request for a land development waiver was withdrawn by Mt. Olivet cemetery.

Engineer Bortner asked at this time if any of those present have attended meeting where there was equipment to project the plans on a screen so that everyone can see everything at the same time. This would eliminate developers answering the same set of questions two and three times because people can not see and hear. Engineer Bortner will talk to them each to find something that would work for all of them.

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.

John Beil, Burkentine and Sons, stated that they have been working with Eric on the plan. They have received their NPDS permits, they have submitted the application for the creek crossing, worked on getting title to Charles Avenue, meet with PENNDOT about the proposed signal, and have secured easements with Halter, Hoff and also purchased one of the properties for the signal.

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.

John Beil, Burkentine and Sons, has received their LOMAR; their NPDES permit, and have begun working with the adjoining developer for the future alignment of Breezewood Drive.

P03-20 - WALLEN TRACT APARTMENTS/SOUTH WEST CROSSING, c/o Paul Burkentine, 330 Dubs Church Road, 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.

There was no action taken on this plan.

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.

Ted Decker, Group Hanover, Inc., represented this plan. He stated that the plan now shows two phases with the addition of a phase line. York County Planning Commission comments were addressed. There will be deed restrictions supplied to the Township for their review. A note was added about the sediment and erosion control plan. They are waiting for PADEP to act on the permits for the sewer extension. They added a note on the plan as to who delineated the wet lands. A note was added regarding flooding on lot number 84. They added information regarding missed lots and corrected street names that were incorrect. They are waiting for house numbers to be assigned. The Township is still working on the offsite sewer design and the bonding for the final plan approval is being calculated.

Zoning Officer Menges noted that there would be some problems with the house numbers on Pearl Drive and Bair Road because of the current numbers that are assigned.

Planner Felix/Butt moved for a favorable recommend to the Penn Township Board of Commissioners on this plan pending sewer acceptance. Motion carried on a 6-0 vote.

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., represented this plan. He stated that design of the property would cause water to flow to the outside of the parking lot. There is no new impervious area being proposed. There are several handicapped spaces near the building. There is no

proposed additional lighting on the new parking lot. York County Planning Commission comments have been addressed.

Planners Felix/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 6-0 vote.

P06-18 – STONEWICKE, LP, 107 Little Bridge Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) lots in order to construct a public safety building. The property is located west of Baltimore Street between Clover Lane and Hillside Road in the R-15 and S/C zone.

Pat Buhl, Worley Surveying, represented this plan. They are proposing to subdivide a piece of land and sell it to the Penn Township Volunteer Fire Company. This is the initial review of the plan and York County Planning Commission comments have not been addressed. Planner Felix provided some insight into what the property may be used for.

P06-19 – BOYD W. ARNOLD, (Deceased) & ROLDA E. ARNOLD aka ROLDA E. BECKER, 996 Hill Top Drive, Spring Grove, PA 17362. A final subdivision plan to create two (2) residential lots. The property is located on Earl Street in the R-15 zone.

Pat Buhl, Worley Surveying, represented this request. Engineer Bortner's comments have been addressed. This is a subdivision of an existing parcel into two building lots. First floor will be eighteen inches above the flood plane. Engineer Bortner stated that the note about building in the flood plane should contain reference to the construction according to the Penn Township Code. York County Planning Commission comments have not been received.

P06-20 – PROPOSED RUTTER'S FARM STORE #6, CHR Corporation, Tim Rutter, 2295 Susquehanna Trail, Suite C, York, PA 17403. A final reverse subdivision and land development plan submitted to construct a convenience store dispensing fuel and a car wash. The property is located south of York Street (SR 116) between Blooming Grove Road (SR216) and Hirtland Avenue in the H/B zone.

There was no action taken on this plan.

P06-21 – CLYDE & ANNAMAE J. MARTIN, Penn Township, 20 Wayne Avenue, Hanover, PA 17331. A final subdivision plan to create two (2) lots and add on to an existing lot. The property is located at 1076 Beck Mill Road in the R-22 zone.

Pat Buhl, Worley Surveying and Engineer Bortner presented a plan that shows a subdivision of a piece of land from the Martin property along Beck Mill Road and adding it to the existing community park on Grandview Road. York County Planning Commission comments have not been received.

P06-22-601 WEST CHESTNUT STREET, SLW Limited Partnership, 601 West Chestnut Street, Hanover, PA 17331. A final land development plan submitted for paving improvements. The property is located in the Industrial Zone.

Dave Stair, Loss-Stair Engineering Inc., represented this plan. They are proposing paving on the property to increase parking spaces for their employees. They have submitted a waiver of the stormwater management requirements. Mr. Stair reviewed the request and stated that there will be sixty-six percent lot coverage when the paving is done.

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

The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary