

PENN TOWNSHIP PLANNING COMMISSION
OCTOBER 1, 2009

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on October 1, 2009 at the Penn Township Municipal Building. Also present were planning members Paul McAndrew, Stede Mummert and Fred Marsh. Planner Wendell Felix was absent with notice. Planners Daniel Goldsmith and David Quinn were absent without notice. Also present were Township Engineer Bortner and Zoning Officer Menges.

The September 3, 2009 Planning Commission minutes were approved as submitted.

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

Z09-16 – TIMOTHY PECK, 47 Little Knoll Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct a front porch with a handicap ramp that encroaches into the front setbacks. The property is located at 47 Little Knoll Drive in the R-15 zone.

Timothy Peck represented this request. He provided pictures of his house and his neighbor's house, which has a porch similar to the one he wants to install. Mr. Peck's steps would access towards the side of the property rather than the front. He also presented pictures of other homes in the neighborhood that have porches added to them. He would like to build it forty feet from the curb and sidewalk, which would require a three-foot variance to meet the thirty-five foot setback requirement. If it was built at forty three feet it would only allow them a five foot porch which would not give them room to make it handicap accessible for wheelchairs. There will be a removable ramp to the porch. A ramp built on to the current porch would not be useable. There are existing pavers near where the ramp is proposed. The handicap ramp is not part of the request only the porch decking. They are allowed access ramps for handicapped use, which are normally four feet wide. The ADA requirements will have to be met by the contractor.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z09-16 – Timothy Peck, 47 Little Knoll Drive, requesting a variance to Section 203.3 (Area and Bulk) in order to construct a front porch with a 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 4-0 vote.

The Planners received the following waiver or exoneration requests:

Mount Olivet Cemetery is requesting exoneration from land development plan requirements in order to construct a new columbarium, a vault with niches for urns containing the ashes of cremated bodies. The property is located at 725 Baltimore Street.

William Hoffman represented this request. There has been one previous waiver request granted in 1997. Zoning Officer Menges stated that there is no stormwater affecting this project.

The structure is V-shaped and four foot to six foot long on each side. This is an additional structure.

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 4-0 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 – GATEWAY HANOVER, (formerly Carlisle Crossing) c/o CBL Realty Associates 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.

P03-20 - 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.

P03-30 – 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.

P09-14-670 BAER AVENUE TOWNHOUSES, Promise Land Investments, LLC, 340 Fleshman Mill Road, New Oxford, PA 17350. A final land development plan submitted to create four (4) single family attached dwellings. The property is located at 670 Baer Avenue in the R-8 zone.

There was no action taken on this plan.

P09-15 – HIGH POINTE AT ROJEN FARMS – NORTH, High Pointe, LLC, 4175 Hanover Pike, Manchester, MD 21102. An amended final subdivision plan submitted to create one hundred (100) 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.

James Piat represented this request. The previous waiver requests were approved at the Board of Commissioners meeting in September. Zoning Officer Menges mentioned the note on the plan regarding the purpose of the plan. This will be an as built to the plans already on file. This plan will have to be formally filed. The utility poles have not been moved that are within the roadway area of Grandview Road.

Planners McAndrew/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on P09-15 High Pointe at Rojen Farms – North. Motion carried on a 4-0 vote.

P09-17 - SOUTH WESTERN SCHOOL DISTRICT MAINTENANCE BUILDING; GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA. A final land development plan submitted in order to construct a maintenance building. The property is located at 50 Spring Garden Street in the Industrial Zone.

There was no action taken on this plan.

P09-18 – GARY E. & NANCY A. MARTIN, 503 Blooming Grove Road, Hanover, PA 17331. A final subdivision plan submitted to create three (3) residential lots. The property is located at the rear of 503 Blooming Grove Road in the R-15 and R-40 zones.

There was no action taken on this plan.

P09-19 – BLETTNER AVENUE APARTMENTS, Ramsburg’s Reserve, LLC, E. Lee Ramsburg, Jr., 420 Rock Creek Road, Gettysburg, PA 17325. A stormwater management plan submitted for existing apartments. The property is located at 70 Blettner Avenue in the A/Z zone.

Jack Powell, Engineer on the project, represented the plan. Mr. Powell stated that the apartments at 70 Blettner Avenue have two underground storage areas for stormwater. The percolation rate out of these areas is not what it was anticipated to be. They are proposing to build a siphon tank across Plum Creek Village's property and discharge into the creek. They do have permission from Plum Creek Village. They have submitted a stormwater report to the Township. Engineer Bortner stated that it is a revision of the approved land development plan and does meet the township ordinance. They are experiencing backup of water in the system because it is not dispersing water as fast as it was anticipated. It is taxing the sump pumps of the units. The pipe will go onto Plum Creek Village's property and will bypass their system and will discharge to a different point into Plum Creek. The surface runoff does go into the creek. The plan does show a dosing tank and the piping for the controlled discharge of the water. There is a riprap apron to prevent erosion. Township Engineer Bortner stated that there would not be York County Planning Commission comments because it is for stormwater.

Planners McAndrew/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on P09-19 – Blettner Avenue Apartments. Motion carried on a 4-0 vote.

The meeting adjourned at 7:28 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary