

PENN TOWNSHIP PLANNING COMMISSION
OCTOBER 7, 2010

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on October 7, 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 September 2, 2010 Planning Commission minutes were approved as submitted.

The Planners received the following zoning appeals and made the following recommendations to the Zoning Hearing Board: None

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.

P03-03 – 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.

P10-09 – 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.

Scott Barnhart, Burkentine and Sons, represented this plan. The final land development plan is slightly different from the preliminary land development plan due to the placement of the Metropolitan Edison (met ed) utility poles. They are trying not to remove an existing pole and therefore they are placing the sidewalk around the existing pole so it does not have to be relocated. The pole is on the adjoining property and there are driveways on either side of the poles. Engineer Bortner is not in favor of it but it has been done in the Penn Meadows development with the same developer. There was some discussion about the same situation that occurred on Baltimore Street. South Western School District has provided an easement to Burkentine on the district's property.

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 6-1 vote with Planner Goldsmith casting the dissenting.

P10-10 – MICHAEL S. AND CHRISTINE COOPER, 848 Baltimore Street, Hanover, PA 17331. A final land development plan submitted in order to construct an addition. The property is located at 848 Baltimore Street in the H/B zone.

Reg Baugher, Hanover Land Services, represented the plan. This plan addresses York County Planning Commission comments and includes the placement of the nearest fire hydrant, and the verification for the grading plan and stormwater management plan approved by the Township Engineer. They have not received the registered landscape architect plan and they need the date of the zoning approval from Zoning Officer Menges. Mr. Baugher stated that he had someone else check the impervious area and the calculations came out the same. They do not exceed what is allowed by the ordinance.

Planner Quinn moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this plan. Motion failed for a lack of a second

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on 6-1 vote with Planner Quinn casting the dissenting vote.

P10-11 – LEGACY ATHLETIC, Gerald Funke, c/o GHI Engineering & Surveyors, Inc. 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a manufacturing building. The property is located at 300 Fame Avenue in the Industrial 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 was no action taken on this plan.

The meeting adjourned at 7:26 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary