

PENN TOWNSHIP PLANNING COMMISSION  
OCTOBER 6, 2011

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on October 6, 2011 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Daniel Goldsmith, Paul McAndrew and David Quinn along with Township Engineer Eric Bortner and Zoning Officer John Menges. Planners Fred Marsh and Robert Garret were absent with notice.

The September 1, 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:

**Z11-13 – CHERYL MARTINETTI, 219 Moore Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 611 (d) (Conversion of Dwelling for Additional Family Members) and a special exception to Section 203.2 (Use Regulations) in order to construct an in-law quarters that exceeds the maximum square feet of floor area. The property is located at 219 Moore Drive in the R-15 zone.**

Cheryl Martinetti represented this case. She stated that she had previously received approval from the Zoning Hearing Board for the same request but due to circumstances the addition was not completed. The Planning Commission had recommended approval in September 2007. Ms. Martinetti did not proceed with the previous approval because the in-laws house did not sell and they then moved to Florida. The health of the father-in-law and mother-in-law has deteriorated to the point that they need around the clock care. The father-in-law is currently in a hospital in Florida with renal failure. Ms. Martinetti will be going to Florida after the zoning hearing board meeting to help them. She is retired and will be taking care of them full time when they return to Pennsylvania. The plan is the same as previously presented. She had requested an extension of the previously approved variance and special exception but it was denied because the request was not made within the required time limits. The addition will have cameras and an intercom system that will alert her if she needs to call for assistance. Mark Ruppert, 221 Moore Drive, treasurer of Home Association, testified that the Home Owners Association has no problem with the addition. Ken Martz, KEM Construction, stated that the addition is larger than allowed to make it handicapped accessible. The basement will be built at grade. The proposed deck will connect to the current deck. A parking space will be located in the existing garage for the in-laws. The in-law quarters will be separate from the main house but accessible from the garage. The addition if not used as in-laws quarters would have to have the kitchen facility removed. Ms. Martinetti stated that they are including the kitchen so that her in-laws have some independence. Ms. Martinetti stated that she would be preparing most of the meals and taking them over. Ms. Martinetti stated that she anticipates moving into the in-law quarters and having her children move into her home to take care of her and her husband.

Planners McAndrew/Quinn moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z11-13 Cheryl Martinetti, 219 Moore Drive, Hanover, PA requesting a variance to Section 611 (d) (Conversion of Dwelling for Additional Family Members) and a special exception to Section 203.2 (Use Regulations) in order to construct an in-law quarters that exceeds the maximum

square feet of floor area as 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 5-0 vote.

The Planners received the following waiver or exoneration requests:

**Hanover Land Services on behalf of James D. Plank has submitted a request for planning waiver and non-building declaration on their subdivision.**

Reg Baugher, Hanover Land Services, represented this request. They are requesting a planning waiver and non-building waiver for the James D. Plank plan. This is a DEP requirement. It is an add-on plan that does not require additional sewer connections. Both existing lots have functioning sewer systems that have been approved by the Township's sewage enforcement officer, who was present at the meeting.

Planners Quinn/McAndrew moved for a favorable recommendation of the planning waiver and non building declaration for the James D. Plank subdivision. Motion carried on a 5-0 vote.

The Planners reviewed the plan and York County Planning Commission comments have been addressed. They are subdividing a piece of land from one property and adding it to another.

Planners Quinn/McAndrew moved for a favorable recommendation of the James D. Plank subdivision plan to the Penn Township Board of Commissioners. Motion carried on a 5-0 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.

**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.**

Christ Trone, Baxter Investment Group, represented this plan. York County Planning Commission will not review the plan again due to the revision. Baxter Investment is showing a change in the design of the homes to now show two-story townhouses with no integral garage and with off-street parking spaces. The original plan showed an integral garage and one off-street parking space for each unit. There is no change to the subdivision portion of the plan. Mr. Trone indicated that only about twenty five percent of individuals that have a garage actually use it use as a garage. Baxter Investment Group will own these properties as rental properties and the streets will not be dedicated to the Township. Mr. Trone provided photographs of existing houses in Hanover Borough that are similar to these. This development will have seventy-nine parking spaces for the rental units, enhancing the parking for residents and guests. There will be thirty living units with each having a small storage area to the rear of the property. The infrastructure layout is the same as previously presented. The existing house will be removed. There was some discussion about the stream and possible flooding of the property. The

problem with flooding occurs mostly off the property in the lower end of Baer Avenue. Mr. Trone stated that these would not be low-end rentals. The impervious area will be 41%, which is above the 31% that was previously submitted but is still under what is allowed by the ordinance. It was stated that this plan has been on file for several years due to the sewer moratorium. The planning commission made a recommendation for approval in 2007.

Planners McAndrew/Quinn moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan pending sewer approval. Motion carried 5-0 vote.

**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.

**P11-07 – 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.

**P11-11 – 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.**

Doug Stambaugh, GHI Engineers and Surveyors, represented this plan. The plan has been revised due to York County Planning Commission and Township Engineer comments. There is widening of Gitts Run Road twenty-three feet from the centerline as shown on the plan. There are a lot less trucks traveling on the adjacent roads due to the closing of L & H trucking. Utz trucks are using Moulstown Road to access the property. Zoning Officer Menges noted that the stream has been reconstructed about three or four years ago. York County Planning Commission comments expressed concern about the “one-lane” bridge over Gitts Run to the south and that traffic should be directed to use Moulstown Road to access or exit this facility. Zoning Officer Menges was not sure if the Fire Chief has reviewed the plan since the changes were made. He also stated that a completed sewer module has not been submitted for the plan. Mr. Stambaugh will follow up on what traffic patterns Yazoo Mills plans to use.

**P11-12 – JAMES D. PLANK, 720 Bankert Road, Hanover, PA 17331. A final add-on subdivision plan submitted in order to create a residential add-on lot. The property is located at 720 Bankert Road in the R-40 zone.**

The planning commission made a favorable recommendation for the plan earlier in the meeting.

The Planners briefly discussed a problem with stormwater runoff coming from the Snyder’s solar farm on York Street. There was no consensus on any resolution.

The meeting adjourned at approximately 8:00 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary