

PENN TOWNSHIP PLANNING COMMISSION  
OCTOBER 4, 2012

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on October 4, 2012 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Wendell Felix, Stephen Roth, David Baker along with Zoning Officer John Menges and Township Engineer Bortner. Planner David Quinn was absent with notice.

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

**Z10-12 - CHAD MARTIN, 541 BLOOMING GROVE ROAD, HANOVER, PA 17331. Applicant is requesting a variance to Section 303.2d (Development and Maintenance of Parking Facilities) in order to construct a driveway that does not meet ordinance requirements. The property is located 541 Blooming Grove Road in the R-40 zone.**

Bob Utz, Molior Construction and Chad & Jennifer Martin represented the request. The Martins are requesting to construct a driveway at 541 Blooming Grove Road that will not meet the requirements of the zoning ordinance. They are requesting to gravel a portion of the driveway because of the costs associated with paving. In addition, the adjacent property owner will be using the driveway to access his farm fields. There were concerns about fire trucks being able to access the property. Mrs. Martin stated that there is a private drive coming from Laurel Drive that could be used to access the property in case of an emergency. Mr. Martin's uncle owns the private driveway and they are willing to see if they can get a letter from him to use the private drive for emergencies. The planners were still concerned about emergency vehicles being able to enter and exit the property. There was some discussion by the planners about other driveways that were given waivers as to how wide and long they were required to pave before they could change to stone. Mr. Martin noted that there is a fire hydrant at the corner of the property along Blooming Grove Road but the house will still be six hundred feet from the hydrant.

Planners Roth/Baker moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z10-12 - Chad Martin, 541 Blooming Grove Road, Hanover, PA 17331 requesting a variance to Section 303.2 d (development and maintenance of parking facilities) in order to construct a driveway that does not meet ordinance requirements as it meets the requirements of a variance as set forth in Section 502.3 a) thru f) with the stipulation there be fifty feet of paved driveway, fifteen feet wide, from Blooming Grove Road. It was also recommended that the Martins be allowed to eliminate fifty feet of black top near the house as long as the access is fifteen feet wide and they confirm with Fire Chief Cromer about the width of the driveway and other safety concerns. Motion carried 5-0.

**Z12-11 – SOUTH WEST CROSSING LLC, 330 DUBS CHURCH ROAD, HANOVER, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct decks on multi family dwellings that encroach into the setback requirements. The property is located on Mustang Drive in the R-8 zone.**

Scott Barnhart, Burkentine and Sons, represented this request. He provided an overview of the property and the construction that has been completed to date at South West Crossing. The buildings known as 8 through 13 Mustang Drive will be completed within two months and these are the homes that

they are requesting the deck variances for. They will have the entire project completed by next spring. These units are all rentals and are owned by Burkentine and Sons. Mr. Barnhart stated that it was not noticed until they went for the building permits that these units did not have decks. This is why they are now requesting the variance. The foundations are in and the homes are being constructed according to the approved plan. The house sits on the setback line. The rear property line is actually a front property line due to the location of the lot being near Crest Avenue, which is an unimproved alley. The applicant is requesting to install an 8' x 10' deck on the rear of these homes, which is the same deck that is installed on all of the rest of the homes in the development. The deck is constructed on the second level of the home. They would be about 8' to 10' off of the ground. Mr. Barnhart provided pictures of the area in question showing the existing homes and the location of the lot to Crest Avenue. There is a row of trees between the units and Crest Avenue that will remain when the projected is completed. The decks will blend into the trees. Burkentine and Sons maintain the exterior of the property. The plan required the relocation of sections of Crest Avenue by the developer, which has been completed. They also made improvements to Baer Avenue and Bowman Road. Mr. Barnhart provided pictures of the existing decks in the development. There are some single-family homes along Crest Avenue and some are double frontage lots. Zoning Officer Menges stated that none of the paper streets could be traveled. Zoning Officer Menges stated that a 4' by 4' step could be placed outside the door or they could put up railing in front of the door. Zoning Officer Menges stated that there were probably several houses in the Township that have had variances for decks but he could not name individual cases. It was noted again that this is front setback and not a rear setback.

Planners Klunk/Baker moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z12-11 - South West Crossing LLC, 330 Dubs Church Road, Hanover, PA, applicant requesting a variance to Section 202.3 (Area and Bulk) in order to construct decks on multi family dwellings that encroach in the setback requirements as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 3-2 vote with Planners Van de Castle and Felix casting the dissenting votes.

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.

**P08-14 – 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.

**P12-07- MEM AUTOMOTIVE, Matthew S. Dietrich, 936 York Street, Hanover, PA 17331. A final land development plan submitted in order to construct a building. The property is located at the rear of 936 York Street in the Highway/Business zone.** There was no action taken on this plan.

**P12-10- THE MARITAL TRUST FOR THE BENEFIT OF RITA M. NEIDERER, 30 Radio Road, Hanover, PA 17331. A final subdivision plan submitted in order to divide commercial lot from the residential lots. The property is located at 30 Radio Road in the R-15 and Highway/Business zone.** There was no action taken on this plan.

**P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Hanover, PA 17331. A final subdivision plan submitted in order to create twelve (12)**

**lots to construct a 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.

**P12-13 HIGH POINTE AT ROJEN FARMS, Woodhaven Building and Development, 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plat submitted in order to subdivide three (3) common area lots in the planned community. The property is located off Grandview Road in the R-40 zone. A large portion of the plat is located in West Manheim.**

Jim Piat, Woodhaven Building and Development, represented this plan. Township Engineer Bortner stated that York County Planning Commission comments have been reviewed and addressed. Mr. Piat stated that they are separating out the open space parcels from the parent tract so that they can be deeded over to the homeowners association.

Planners Van de Castle/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners. Motion carried on a 5-0 vote.

**P12-14 – HANOVER BIBLE BAPTIST, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted in order to create two (2) commercial lots. The property is located a 897 ½ Baltimore Street in the Shopping/Commercial zone.**

There was no action taken on this plan.

The meeting adjourned at approximately 7:47 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary