

PENN TOWNSHIP PLANNING COMMISSION
OCTOBER 3, 2013

Vice-Chairman David Quinn called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, October 3, 2013 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Stephen Roth, David Baker and Henry Senatore, along with Zoning Officer Matt Swanner and Township Engineer Eric Bortner. Planner Ray Van de Castle was absent with notice.

The planners approved the September 5, 2013 planning commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations to the zoning hearing board:

Z13-15 - DANIEL RILL, 101 W. Granger Street, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a new trailer that does not meet corner lot setbacks. The property is located at 101 W. Granger Street in the R-8 zone.

Daniel Rill, 101 W. Granger Street, represented the request. He would like to replace the existing house trailer with a new trailer, which will not meet the property setbacks. Howe Homes will be installing the new house trailer which will be longer and wider than the existing one. The owner stated that the old trailer is about fifty-one years old but Zoning Officer Swanner stated it was built in 1967. The trailer can not be replaced with the same size trailer because they no longer make trailers that size. The new trailer will be set back farther than the existing trailer and will meet the setback requirements for Meade Avenue. It will not meet the setback requirements for Granger Street. The home will be placed between existing trees and will not require accessing any lot but Mr. Rill's.

Planners Baker/Senatore moved for a favorable recommendation on case Z13-15 - Daniel Rill, 101 W. Granger Street, Hanover, PA 17331, requesting a variance to Section 202.3 (Area and Bulk) in order to construct a new trailer that does not meet corner lot setbacks, 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.

Z13-16 - LARRY G. JENSEN, 350 Manor Street, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) and 400.3 (Setback on Corner Lots) in order to construct a garage that does not meet setback requirements. The property is located at 350 Manor Street in the R-8 zone.

Larry G. Jensen, 350 Manor Street, represented this request. Mr. Jensen would like to install a garage that does not meet the setback requirements because the current garage is not accessible due to the curb and sidewalk adjacent to the property which makes the garage lower than the curb and sidewalk. The garage is laid out so that it doesn't conflict with the gas, water and sewer lines. Mr. Jensen stated that his property address has changed twice since he has owned the property. Mr. Bortner stated that the design of the road was done in 1979. The garage on the Manor Street side will be in line with the existing house.

Planners Baker/Quinn moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z13-16 - Larry Jensen, 350 Manor Street, Hanover, PA 17331, requesting a

variance to Section 202.3 (Area and Bulk) and 400.3 (Setback on Corner Lots) in order to construct a garage that does not meet the setback requirements, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion failed on 1-5 vote with Planners Felix, Klunk, Roth, Quinn, and Senatore casting the dissenting votes.

Planners Klunk/Felix moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case Z13-16 - Larry Jensen, 350 Manor Street, Hanover, PA 17331, requesting a variance to Section 202.3 (Area and Bulk) and 400.3 (Setback on Corner Lots) in order to construct a garage that does not meet the setback requirements, as does not meet the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on 5-1 with Planner Baker casting the dissenting vote.

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.

P08-20 – 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.

P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Lancaster, PA 17603. A final subdivision plan submitted in order to create twelve (12) lots to construct 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

P13-03 – BROOKSIDE HEIGHTS – PHASE I, Paul Burkentine, Brookside LLC, 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single-family attached dwellings. The property is located south of York Street and east of Brookside Avenue in the R-8 zone. There was no action taken on this plan.

P13-05 – AQUAPHOENIX SCIENTIFIC, GHI Engineers & 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 at 12 Industrial Drive in the Industrial Zone. There was no action taken on this plan.

P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone. There was no action taken on this plan.

P13-11 - PINEBROOK-PHASE I, Paul Burkentine, 330 Dubs Church Road, Hanover, PA 17331. A final subdivision and land development plan submitted in order to create fourteen (14) residential lots to construct single-family attached and multi-family dwellings. The property is located at adjoining Breezewood Drive and to the east in the R-8 zone.

Scott Barnhart, Burkentine and Sons, represented this plan, which is a development along Breezewood Drive. The plan calls for the relocation of a portion of Breezewood Drive on lands currently owned by the Township. There are thirty seven units in the development with fourteen being proposed on this plan. Some of the homes will be fee simple lots and some will belong to a home association. The

bond amount will need to be revised due to the improvements that need to be done. This is phase one of the project. There will be several different types of units. They will have one car garages. There was some question about the residential lighting and if any waivers have been given for every other unit. If nothing has been approved a modification will need to be requested if they want one. There will be handicapped ramps in the sidewalk.

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

The meeting adjourned at approximately 7:35 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary