

PENN TOWNSHIP PLANNING COMMISSION
NOVEMBER 2, 2006

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on November 2, 2006 at the Penn Township Municipal Building. Also present were Planning Members Michael Johnson, Stede Mummert and Gary LeFevre. Planners Fred Marsh, Wendell Felix, and James Butt were absent with notice. Also present were Township Engineer Bortner and Zoning Officer John Menges.

The October 5, 2006 Planning Commission minutes were approved as submitted.

The Planners received the following zoning appeals and will make recommendations to the Zoning Hearing Board: **None.**

The Planners received the following waiver or exoneration requests:

Ivan C. Dutterer, Inc., Coombs Sasse Realty is requesting exoneration from a land development plan for an addition to their parking lot located on O'Neill Avenue.

Rich Sasse, Coombs Sasse Realty, represented this request. Coombs Sasse Realty is a real estate holding company that owns Ivan C. Dutterer Inc. They are requesting the waiver to install an additional eight parking spaces that would provide thirty-eight off-street parking spaces. The existing parking area represents thirty four percent of impervious area with the addition increasing it five percent to thirty nine percent. The existing parking area was placed on residential property in 1995 and has not been expanded since it was installed. The parking lot sits between the property on Ann Street and McAllister Street. The Penn Township Zoning Hearing Board approved the additional parking spaces at their October 10, 2006 meeting. Zoning Officer Menges stated that York County Planning Commission does not review land development plans for parking areas. There had been a previous waiver request for improvements to the existing home on McAllister Street to modernize it with an addition. Subsequently they were going to demo the house and build new offices but that plan is now defunct and they would have to seek Zoning Hearing Board approval. The previous owner installed three parking spaces behind the owner's house and they installed intertwined woven fence about six feet high.

Planners Van de Castle/LeFevre 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 – CARLISE CROSSING, c/o CBL Associates Properties, Inc., 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.

P03-06 – BROOKSIDE HEIGHTS, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan for a 233 unit residential community. The plan consists of duplex lots, condominiums, and townhouses. It is located on the East side of Brookside Avenue, in the R-8 zone.

There was no action taken on this plan.

P03-11 – THORNBURY HUNT, Robert Holweck, 118 Teila Drive, Dallastown, PA 17313. A preliminary subdivision plan to construct a fifty-three (53) lot residential development. The property is located on the west side of Beck Mill Road, just north of Grandview Road in the R-22 zone.

There was no action taken on this plan.

P03-15 – PINE BROOK DEVELOPMENT, Paul Burkentine, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary land development plan to construct a fort-seven (47) unit subdivision, consisting of 10 duplex, 17 single family attached and 20 multi-family dwellings along Breezewood Drive and Ruel Avenue. The property is located 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.

John Beil, Burkentine and Sons, represented this plan. Mr. Beil stated that Burkentine purchased the plan from Baxter Investment and that Ed Mort, Group Hanover, Inc, did the

engineering on the plan. The previous review comments of the Township Engineer regarding the plan have been addressed. The developer is awaiting approval of the sewer module by DEP. There was some concern about Crest Avenue because several of the residents have requested to know if it will be repaired. The plan shows no improvements to the road but the developer is showing to install a stoned road in the right of way since it appears to have been pushed out. The gas line has been proposed to be moved into the street rather than in the adjoining property owner's front yards. The plan will need to have the sewer capacity issue resolved as well as bonding before it can be approved. House number assignments have been completed. There was some concern about emergency equipment access. Fire Chief Cromer required an access but there is no curb cut for the access and no one was sure how it will be monitored. There is concern about how the garbage and recycling will be collected. There is only one driveway in and out of the development. The number of parking spaces meets the requirements of the ordinance. This will be a condo association.

P03-23 – JOHN & MARTHA HALTER, Fairview & Westminster Road, Hanover, PA 17331. A final subdivision to create four residential building lots. Only a small portion lies in Penn Township. The plan was filed by West Manheim Township.

There was no action taken on this plan.

P03-29 – BON TON BUILDERS, 1060 Baltimore Street, Hanover, PA 17331. A final land development plan to allow construction of a multi-family unit on the corner of Frederick Street and Orchard Lane. The property is located in the A/O 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.

P04-04 – DAVE HUMBERT & JACK COOK, 680 Chestnut Street, Hanover, PA 17331. A final subdivision plan to create 2 commercial/industrial lots. The property is located on Blettner Avenue. It lies in Conewago Township with a small portion in Penn Township.

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.

P05-04 – 21 INDUSTRIAL DRIVE, Group Hanover, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted to allow construction of an office and warehouse. The property is located at 21 Industrial Drive.

There was no action taken on this plan.

P05-05 – DONALD B. SMITH ROOFING, Gerald Funke, c/o Group Hanover, Inc. 213 Carlisle Street, Hanover, PA 17331. A land development plan submitted to allow an extension of West Chestnut Street. The property is located on West Chestnut Street, in the Industrial Zone.

There was no action taken on this plan.

P05-09 – BON TON PLAZA, Bon Ton Builders, Inc., 1060 Baltimore Street, Hanover, PA 17331. A final land development plan submitted to construct a retail business plaza. The property is located on Baltimore Street/Black Rock Road in the HB zone.

There was no action taken on this plan

P05-12 – BAXTER INVESTMENT GROUP, INC., 398 York Street, Suite 5, Hanover, PA 17331. A final add-on subdivision submitted to create (2) residential building lots. The property is located on Woodridge Drive in the R-C zone.

John Ling, Baxter Investment Group, Inc., represented this plan. It was noted that the Penn Township Zoning Hearing Board required a twenty-foot access for the two properties. The access will be stoned and they are proposed to be named Doe and Buck lane. Mr. Ling is awaiting the approved sewer module from DEP. They have addressed York County Planning Commission and Township Engineer comments. Currently the cable company, Ms. Hoffacker and Clair Bange access their properties using the two rights of way, which appear on everyone's deed that is adjacent to the property.

Planners Mummert/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan pending the approval of the sewer module. Motion carried on a 4-0 vote.

P05-15 AVION, Stone Ridge Development, 330 Dubbs Church Road, Hanover, PA 17331. A preliminary subdivision plan submitted to create nineteen (19) single-family residential building lots. The property is located on the corner of Bankert Road and Blooming Grove Road in the R-40 zone.

There was no action taken on this plan.

P05-21 – HILLSIDE MEDICAL CENTER, c/o MMS Management, LLC, 731 Fame Avenue, Hanover, PA 17331. A preliminary re-subdivision and land development plan submitted to construct an addition of medical offices. The property is located on Fame Avenue in the Industrial Zone.

There was no action taken on this plan.

P06-01 – BURKENTINE SOUTH, Hannon Homes c/o John Burkentine, P.O. Box 98, Glenville, PA 17329. A preliminary subdivision plan submitted to create twenty-four (24) single-family residential lots. The property is located on South side of Black Rock Road and West of Grandview Road in the R-15 zone.

There was no action taken on this plan.

P06-10 – HIGH POINTE @ ROJEN FARMS –NORTH, 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan to create one hundred 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.

There was no action taken on this plan.

P06-15 – WHISPERING RUN, Joseph A. Myers, 160 Ram Drive, Hanover, PA 17331. A final subdivision plan submitted to create one hundred twenty-five (125) residential lots. The property is located on the east side of Beck Mill Road, north of Grandview Road in the R-22 zone.

There was no action taken on this plan.

P06-18 – STONEWICKE, LP, 107 Little Bridge Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) lots in order to construct a public safety building. The property is located west of Baltimore Street between Clover Lane and Hillside Road in the R-15 and S/C zone.

Brandon Brishard, Worley Surveying, represented this plan. York County Planning Commission comments dated October 5, 2006 have been addressed. Engineer Bortner stated that his comments have been addressed.

Planners Van de Castle/Mummert moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 4-0 vote.

P06-19 – BOYD W. ARNOLD, (Deceased) & ROLDA E. ARNOLD aka ROLDA E. BECKER, 996 Hill Top Drive, Spring Grove, PA 17362. A final subdivision plan to create two (2) residential lots. The property is located on Earl Street in the R-15 zone.

Brandon Brishard, Worley Surveying, represented this plan. He stated that the note on the plan referring to the building in the flood plain as been added to include it must comply with Penn Township Chapter 76 or be 18 inches above the flood plain whichever is greater. Engineer Bortner stated that the structure must also be flood proofed and that would have to be verified by the building inspector. The living space has to be 18 inches above the flood plain. York County Planning Commission comments have not been received.

P06-20 – PROPOSED RUTTER’S FARM STORE #6, CHR Corporation, Tim Rutter, 2295 Susquehanna Trail, Suite C, York, PA 17403. A final reverse subdivision and land development plan submitted to construct a convenience store dispensing fuel and a car wash. The property is located south of York Street (SR 116) between Blooming Grove Road (SR216) and Hirtland Avenue in the H/B zone.

There was no action taken on this plan.

EISENHOWER VILLAGE SHOPPING CENTER

The approved plan for the Eisenhower Village Shopping Center was not approved by the Borough of Hanover within ninety days of Penn Township approving the plan and signing it. The developer could not record the plan because the Township signatures were more than ninety days old. Zoning Officer Menges noted that there is no change to the plan since it was approved and recommended making a motion to reapprove the plan so that it can be recorded.

Planners Mummer/Johnson moved for a favorable recommendation on the Eisenhower Village Shopping Center to the Penn Township Board of Commissioners. Motion carried on a 4-0 vote.

The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary