

PENN TOWNSHIP PLANNING COMMISSION  
NOVEMBER 5, 2009

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on November 5, 2009 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Paul McAndrew, Stede Mummert, Daniel Goldsmith and David Quinn. Planner Marsh was absent with notice. Also present were Township Engineer Bortner and Zoning Officer Menges.

The October 1, 2009 Planning Commission minutes were corrected to read that Mr. Quinn was absent with notice. The minutes were approved as corrected.

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

**Z09-17 MICHEAL S. & CHRISTINE L. COOPER, 848 Baltimore Street, Hanover, PA. 17731. Applicant is requesting a variance to Sections 208.3 (Area and Bulk) and 612b (Expansion of Nonconformity) in order to construct a building addition/expansion that encroaches into the rear setbacks and it will exceed the maximum percentage for expansion of nonconformity. The property is located at 848 Baltimore Street in the H/B zone.**

Reg Baugher, Hanover Land Services, represented this request. The applicant is proposing a building addition and expansion that will encroach in the rear setback, which requires the variance of the area and bulk regulations and the expansion of a nonconformity. Mr. Baugher provided a plan that showed both existing and future conditions. The applicant is proposing to remove the existing metal shed and the small addition on the back of the garage. In the end they will have less impervious area on the lot then they have currently. They will be increasing the rear setback but still will not have the minimum required setback required in this zone. They are about 92% impervious and in some areas they are paved to the property line and in others they are over the property line. They are trying to get the property in as much compliance as possible and will have the impervious area down to 79.6% upon completion of the project. They are removing some of the macadam near the property line and will have the three foot side setback required by the ordinance. They will also be decreasing the impervious area along Baltimore Street. Mr. Cooper repairs emergency services vehicles and needs to expand his business so that that he can get vehicles inside. He currently has to repair them outside. Mr. Baugher provided pictures of the area. He presented a letter from the neighbor across the alley stating he did not have a problem with the addition. The pervious area would be 3153 square feet, which would be 20% of the lot. Zoning Officer Menges stated that the property owner should be aware that the gravel parking area would need to be paved.

Planners McAndrew/Quinn moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z09-17 – Michael S. and Christine L. Cooper, 848 Baltimore Street, Hanover, PA requesting a variance to Section s 208.3 (Area and Bulk) and 612b (Expansion of Nonconformity) in order to construct a building addition/expansion that encroaches into the rear setback and it will exceed the maximum percentage for expansion of

nonconformity as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 5-1 vote with Planner Felix casting the dissenting vote.

**Z09-18 – CHARLES ANDERS AND CAROL DROSLUM,, 16 E. Granger Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 611 (Conversion of Dwelling for Additional Family Members) in order to convert a single-family dwelling unit for additional family member. The property is located at 16 E. Granger Street in the R8 zone.**

Carol Drosalum represented this request. She would like to add an addition to her home to take care of her elderly parents. She stated that she has been expecting to take care of her parents because they took care of her grandmother until she reached the age of 100. The applicants have two lots, one of which contains two garages and the other has the home. The expansion will be to the rear of the existing home. It is a single story addition with access directly from the current home into the new living quarters. They will have to remove one of the existing sheds. They are looking to begin construction shortly. They are aware that it cannot be turned into a rental property after it is no longer being used as an additional family quarters.

Planner Mummert/McAndrew moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z09-18 – Charles Anders and Carol Drosalum requesting a special exception to Section 611 (conversion of Dwelling for Additional Family Members) in order to convert a single family dwelling unit for additional family member, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 6-0 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.

**P02-28 – GATEWAY HANOVER, (formerly Carlisle Crossing) c/o CBL Realty Associates 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.

**P03-20 - 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.**

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.

**P09-14-670 BAER AVENUE TOWNHOUSES, Promise Land Investments, LLC, 340 Fleshman Mill Road, New Oxford, PA 17350. A final land development plan submitted to create four (4) single family attached dwellings. The property is located at 670 Baer Avenue in the R-8 zone.**

There was no action taken on this plan.

**P09-17 - SOUTH WESTERN SCHOOL DISTRICT MAINTENANCE BUILDING; GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA. A final land development plan submitted in order to construct a maintenance building. The property is located at 50 Spring Garden Street in the Industrial Zone.**

There was no action taken on this plan.

**P09-18 – GARY E. & NANCY A. MARTIN, 503 Blooming Grove Road, Hanover, PA 17331. A final subdivision plan submitted to create three (3) residential lots. The property is located at the rear of 503 Blooming Grove Road in the R-15 and R-40 zones.**

Reg Baugher, Hanover Land Services, represented this plan. He stated that this property was before the Committee for a zoning variance. Mr. Baugher stated that York County Planning Commission comments and Township Engineer Bortner's comments have been addressed. They are going to create an add-on lot along Grandview Road, which will go with the existing home. The second lot will have an easement for access but has not yet been approved for an on-lot septic system. This lot will be used for agriculture. It will be a ten-acre lot with no frontage, which was granted by approval of the variance. Lot three is a lot along Blooming Grove Road and will have access to the street. This is a building lot and they did obtain a driveway permit from PennDOT for Blooming Grove Road. It will be serviced by existing on-lot septic and well water. Lot four is small add-on lot to the rear of the Conrad property. It was noted that the Blooming Grove Water District tax might have to be paid off before the subdivision is approved.

Planner Felix/McAndrew moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 6-0 vote.

The meeting adjourned at 7:33 PM.

Respectfully submitted,

Kristina Rodgers, Recording Secretary