

PENN TOWNSHIP PLANNING COMMISSION
NOVEMBER 4, 2010

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on November 4, 2010 at the Penn Township Municipal Building. Also present were planning members David Quinn, Fred Marsh, Daniel Goldsmith, Paul McAndrew, Stede Mummert, and Wendell Felix, along with Township Engineer Eric Bortner.

The October 7, 2010 Planning Commission minutes were approved as submitted.

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

Z10-14-LEGACY ATHLETIC: 300 FAME AVENUE, HANOVER, PA 17331. Applicant is requesting a variance to Section 304.2 (Loading Space) for a warehouse addition that does not meet the requirements of off-street loading spaces. The property is located at 300 Fame Avenue in the Industrial Zone.

Gerry Funke, Group Hanover, Inc., and Andy Brough, Conewago Enterprises, represented this request. Per the ordinance, Legacy Athletic is required to have five loading spaces. Legacy Athletic has only one truck that delivers materials once a week and shipments out of the facility are sent by UPS. They are showing four loading spaces on the current property. They need parking spaces for employees rather than loading spaces. During their busy season they hire temporary workers. They will have one loading space and a drive through area when the plan is complete along with a new office area and additional parking spaces. The company embroiders hats and apparel. There was some concern as to how any future tenants would be able to create additional loading spaces. The facility would have to be re-stripped or parking spaces would need to be eliminated if additional loading spaces were required. There was some confusion on loading spaces versus loading docks. The loading spaces are larger spaces than parking spaces.

Planners McAndrew/Quinn moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Z10-14 Legacy Athletic requesting a variance to Section 304.2 (Loading Space) for a warehouse addition that does not meet the requirements of off-street loading spaces, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 7-0 vote.

The Planners received the following waiver or exoneration requests:

Herbert, Rowland, & Grubic, Inc., on behalf of LCL-York Village Apartment is requesting modifications to Sections 402.s (Preliminary Plan), 405 (Final Plan) and 605 (Landscaping and Bufferyards) of the Subdivision and Land Development Ordinance. The property is located on West Alvin Street. There was no one present to represent this request.

WRDC is requesting exoneration from land development plans in order to construct renovations to North Point Plaza (formerly Delco Plaza). The property is located at 1150 Carlisle Street.

Karen Martin, property manager, and Michael Willner, WRDC, represented this request. They are proposing to demolish the movie theater and replace it with a 9,814 square foot building. They will be using some of the existing green area and replacing it with an island in the parking lot. They will also be reconfiguring the traffic flow through the parking lot. WRDC owns the former DELCO Plaza buildings along with Kentucky Fried Chicken and the Beijing Place. Engineer Bortner reported that he has plans for Kentucky Fried Chicken from 1996 and the expansion of the movie theater in 1993, which includes the expansion of Eisenhower drive. The 1993 plan does not show the buildings along Carlisle Street. They are decreasing the total square footage but increasing the parking spaces. Engineer Bortner does have a plan for Burger King, which is not owned by WRDC, showing the connection of the Burger King parking lot to the shopping center parking lot. Pizza Hut will be going into the new building. They are proposing a reconfiguration of the parking lot for better flow. There was some discussion about the expansion of Carlisle Street and it will take about four feet from the shopping center property. There was some discussion about how the property on Radio Road accesses their home.

Planner Quinn moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion failed for a lack of a second.

Planners Mummert/McAndrew moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on 6-1 vote with Planner Quinn casting the dissenting 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. 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.

P03-30 – 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 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.

P10-09 – WALLEN TRACT APARTMENTS/SOUTH WEST CROSSING, LLC, South West Crossing, LLC, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan for 48 unit multi-family complex. The property is located at Baer Avenue and Bowman Road in the R-8 zone.

P10-11 – LEGACY ATHLETIC, Gerald Funke, c/o GHI Engineering & Surveyors, Inc. 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a manufacturing building. The property is located at 300 Fame Avenue in the Industrial Zone.

Gerald Funke, Group Hanover Inc., represented this plan. York County Planning Commission Comments were received and reviewed. Township Engineer Bortner stated that York County Planning Commission comments have been addressed except for the zoning issue. Engineer Bortner stated there

was some confusion on the size of the building, which resulted in confusion on the number of required parking spaces. Mr. Funke stated that the first plan was misrepresented because it did not show a line on the back of the lot. The total area of the building will be about 42,000 square feet rather than the 62,141 square feet that York County Planning interpreted it at. With this amount of space Mr. Funke believes that the parking meets that required by the ordinance.

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan pending approval by the Penn Township Zoning Hearing Board. Motion carried on 6-1 vote with Planner Felix casting the dissenting vote.

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 was no action taken on this plan.

P10-13 – PRETZEL PROPERTIES, LLC, 680 West Chestnut Street, Hanover, PA 17331 A reverse subdivision plan submitted in order to create one lot plat. The property is located 680 West Chestnut Street in the Industrial Zone.

Robert Sharrah represented this plan. York County Planning Commission comments have not been received. This a reverse subdivision of two existing lots into one lot. The two lots are parking lots along Chestnut Street. There are no improvements shown on this plan. The lot would only be 63% impervious with the combination of the two lots. There was a request for a waiver of the land development plan to pave the parking lots, which was denied.

Planners McAndrew/Quinn moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on 7-0 vote.

The meeting adjourned at 7:42 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary