

PENN TOWNSHIP PLANNING COMMISSION  
NOVEMBER 3, 2011

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on October 6, 2011 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Paul McAndrew, Fred Marsh and David Quinn along with Township Engineer Eric Bortner and Zoning Officer John Menges. Planner Daniel Goldsmith was absent with notice. Planner Robert Garrett submitted his resignation today effective immediately.

The October 6, 2011 Planning Commission minutes were approved as submitted.

The Planners received the following zoning appeals and made the following recommendations to the Zoning Hearing Board: None

The Planners received the following waiver or exoneration requests:

Hanover Land Services on behalf of Giovanni's Pizza and Italian Restaurant, LLC is requesting a waiver from Sections 505 (k) (Curbs), 505 (k) (1) (Sidewalks), 605 (Landscaping), 505 (a) (Street Design), of the Penn Township Subdivision and Land Development Ordinance in regards to its subdivision and land development plan.

Reg Baugher, Hanover Land Services, represented the request. The applicant's plan shows the parking spaces reduced by one and the seating on the proposed deck by two. They are requesting waivers for the curbs, sidewalks, landscaping and street design. They are not showing any improvements for the streets or curbs since neither Blooming Grove Road nor Hoff Road, which are state roads, have curbing and sidewalk in this area. They will provide a buffer yard that meets the ordinance requirements along the residential portion of the property, which will be designed by a landscape architect. The curb and sidewalk request may be granted on a temporary basis.

Planners McAndrew/Quinn moved for a favorable recommendation to the Penn Township Board of Commissioners on these requests. Motion carried on a 5-0 vote.

Johnston and Associates, Inc., on behalf of York Street Beverage is requesting a waiver of Section 505 (k) (1) (Sidewalks) of the Penn Township Subdivision and Land Development Ordinance in regards to its land development plan.

Eric Johnston, Johnston and Associates, Inc. represented the request. The York Street Beverage plan previously received approval from the zoning hearing board for the expansion of the facility. They are requesting waiver of the sidewalk requirements along York and Park Streets. There are two entrances along York Street to the property but instead of curbing and sidewalk they are proposing to stripe a pedestrian access area along their macadamed York Street frontage inside the existing curb line to ensure the restriction of parking in this area and to allow pedestrian movement. The property is located in the 100-year FEMA flood plain. They would like to use the existing curb line. The adjacent property, York Street Treat, does not have sidewalk but there is sidewalk at the property on the east side of Park Street. According to Mr. Johnston, the design of the sidewalk would be tricky as far as alleviating storm water due to the topography and location of the property. There is an area which ponds during wet weather

events that would only be improved if PennDOT made changes to Route 116 where the pedestrian walk way would be.

Planners Quinn/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on 5-0 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.

**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.

**P11-07 – SNYDER’S – LANCE, INC. RESEARCH AND DEVELOPMENT CENTER, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a research and development center/medical clinic. The property is located at 1401 York Street across from the Snyder’s Factory in the Industrial and R-15 zones.** There was no action taken on this plan.

**P11-11 – YAZOO MILLS INC., GHI Engineers and 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 on Gitts Run Road, between Moulstown Road and Industrial Drive in the Industrial Zone.**

Gerry Funke, GHI Engineers and Surveyors, represented this plan. The plan will be a two-part project and the building will be six hundred square feet at total build out. The bridge referenced in York County Planning Commission comments is not within in Penn Township and has no weight limits.

Planners Quinn/McAndrew moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 5-0 vote.

**P11-13 – GIOVANNI’S PIZZA & ITALIAN RESTAURANT, Giovanni and Jessica Farone, 646 Blooming Grove Road, Hanover, PA 17331. A final subdivision and land development plan submitted in order to construct additional parking area. The property is located at the intersection of Blooming Grove Road and Hoff Road in the R-40 zone.**

Reg Baugher, Hanover Land Services, represented this plan. Township Engineer Bortner’s and York County Planning Commission comments have been addressed. There is still the outstanding waiver request to be addressed.

Planners McAndrew/Quinn moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 5-0 vote.

**P11-14 – YORK STREET BEVERAGE, York Beverage, Inc. 6934 Tippetts Drive, Mercersburg, PA 17236. A final land development plan submitted in order to construct a building addition. The property is located at 891 York Street in the Highway/Business zone.** There was no action taken on this plan.

**P11-15 – JACKIE A. & MARY L. HOFFMAN, Jackie A. Hoffman, 123 Beck Mill Road, Hanover, PA 17331. A final subdivision plan submitted in order to create three residential lots. The property is located at 123 Beck Mill Road in the R-15 zone.** There was no action taken on this plan.

The meeting adjourned at approximately 7:35 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary