

PENN TOWNSHIP PLANNING COMMISSION
NOVEMBER 1, 2012

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, November 1, 2012 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Wendell Felix, Stephen Roth, David Baker, David Quinn along with Zoning Officer John Menges and Township Engineer Bortner.

The planners approved the October 4, 2012 planning commission minutes as submitted.

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

Z12-12- CHARLES E. LEHIGH, ELIZABETH M. LEHIGH, PAUL M. LEHIGH, AND SAMUEL M. LEHIGH, 2392 Grandview Road, Hanover, PA 17331. Applicant is requesting a variance to Section 205.3 (Area and Bulk Regulations) in order to subdivide a tract of land that does not meet the minimum lot regulations. The property is located at 2392 Grandview Road in the R-40 zone.

Reg Baugher, Hanover Land Services, and Samuel L. Lehigh, property owner, represented the request. The Lehigh's are requesting to subdivide a 24.4 acre tract of land from their current property that will have insufficient road frontage along a dedicated street, specifically Grandview Road. They are subdividing the property so it is easier to divide the business among the owners. The property has been in the current configuration since the current owners purchased the property and does not meet the road frontage requirements. The adjoining properties are all improved so they are not able to acquire additional property to meet the requirements for the road frontage. The property has been in the Lehigh family for many years in the current configuration. The applicant feels that the variance will not alter the character of the neighborhood and is the minimum they could ask for. The parcel proposed for subdivision represents approximately 25% of the property currently owned by the Lehigh's. There is an abandoned house on the proposed subdivided parcel. There is a 50-foot right-of-way to this property off of Bankert Road.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z12-12 Charles E. Lehigh, Elizabeth M. Lehigh, Paul M. Lehigh and Samuel M. Lehigh requesting a variance to Section 205.3 (Area and Bulk Regulations) in order to subdivide a tract of land that does not meet the minimum lot regulations as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on 6-0 vote.

The Planners received the following waiver or exoneration requests:

Conewago Contractors, Inc. is requesting a waiver of the land development approval process in regards to their property located at 401 Moulstown Road, currently leased by Tim Bar Corporation for the purpose of constructing a guard shack.

Allen Smith, Conewago Contractors, represented this request. Mr. Smith stated that Tim Bar has contracted with Schaad detective agency to provide security for Tim Bar during normal business hours. The guard will be stationed in the proposed 4' x 8' shack to direct truck traffic and verify access onto the

property. The guard shack will be located two hundred feet from the eastern entrance of the property. Currently the only protection for the guard is his vehicle. Conewago Contractors is proposing to construct a 6' x 10' slab in the center of the existing access drive. The guard shack, which will be the property of Tim Bar, would sit on top of the slab. If Tim Bar would move from the location the shack and slab would be removed. The slab is temporary in that Conewago has a five-year lease with Tim Bar for the property. Mr. Smith explained the process by which Tim Bar moved from 475 Moulstown Road to 401 Moulstown Road. Conewago purchased the old Pillowtex building at 401 Moulstown Road and is leasing the entire building to Tim Bar, which outgrew the facility at 475 Moulstown Road. Conestoga Tile, formerly located at 401 Moulstown Road, is moving into the 475 Moulstown Road facility. Conewago was pleased that they could keep two Township businesses within the Township. Some of the parking spaces along the access drive will be removed. The other driveway accesses will be chained off to prevent traffic from utilizing them. There will be no additional impervious area added to the property. The drawing shows a 6' x 4' structure but Conewago is asking for an 8' x 4' structure in the event that Tim Bar budgets for a larger building.

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

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 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.

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.

P12-07- MEM AUTOMOTIVE, Matthew S. Dietrich, 936 York Street, Hanover, PA 17331. A final land development plan submitted in order to construct a building. The property is located at the rear of 936 York Street in the Highway/Business zone. There was no action taken on this plan.

P12-10- THE MARITAL TRUST FOR THE BENEFIT OF RITA M. NEIDERER, 30 Radio Road, Hanover, PA 17331. A final subdivision plan submitted in order to divide commercial lot from the residential lots. The property is located at 30 Radio Road in the R-15 and Highway/Business zone. There was no action taken on this plan.

P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Hanover, PA 17331. A final subdivision plan submitted in order to create twelve (12) lots to construct a 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.

P12-14 – HANOVER BIBLE BAPTIST, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted in order to create two (2) commercial lots. The property is located a 897 ½ Baltimore Street in the Shopping/Commercial zone.

Ted Decker, GHI Engineers and Surveyors, represented this plan. The plan was previously before the planners for a zoning case. York County Planning Commission comments and Township Engineer's comments have been addressed. The lot is being created as a non-building lot and a PADEP planning waiver and non-building declaration has been submitted. This subdivision will address the concerns that

were expressed during the zoning hearing board case. They have added the zoning approval to the plan. The lot is a parking lot and no construction can take place without further review by the Township according to a deed restriction.

Planners Quinn/Klunk moved for a favorable recommendation to the Penn Township Board of Commissions on P12-14 - Hanover Bible Baptist. Motion carried 6-0.

The meeting adjourned at approximately 7:34 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary