

PENN TOWNSHIP PLANNING COMMISSION
NOVEMBER 7, 2013

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, November 7, 2013 at the Penn Township Municipal Building. Also present were planning members David Quinn, Wendell Felix, Joseph Klunk, and Henry Senatore, along with Zoning Officer Matt Swanner and Township Engineer Eric Bortner. Planner Stephen Roth was absent with notice. Planner David Baker was also absent.

The planners approved the October 3, 2013 planning commission minutes as submitted.

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

Z13 - 17 - CFR PARTNERS, L.P, 1623 Potsprings Road, Lutherville, MD 21093. Applicant is requesting a variance to Section 207.2 (Use Regulations) and a special exception to Section 207.2 (Use Regulations) in order to construct a professional office building and mini-storage warehouse. The property is located at Grandview Plaza, Unit 16 in the S/C Zone.

Gerry Funke, Group Hanover, Inc. represented this case. The applicant is requesting a variance for the professional office building and a special exception for the mini storage warehouse. The office building will be two stories tall. There is an entrance facing the shopping center that enters on the first floor and the entrance to the rear accesses the second floor. There is no elevator proposed for the building. The multiple entrances will allow the building to be handicapped accessible. The mini storage unit would be adjacent to the office building towards the Nell's Shur-Fine side of the lot. There will be no parking allowed within the mini storage area. There are sixty proposed parking spaces located near the office building. Mr. Funke noted that there is a limited amount of zoned office area in Penn Township. There was some discussion about the traffic that would be generated for the businesses. Mr. Funke noted that he was not sure what businesses would be located in the office building. The lot has varying grade and elevations, which affects the design of the facility. There are no proposed hours of operation for the facility. It was noted that there should not be any outside storage. Mr. Funke stated that the stormwater management was designed for the build out of the entire site. Township Engineer Bortner stated that the original plan did not show this lot being developed and is not sure what the lot coverage was on the initial land development plan. Engineer Bortner believes they will have to resubmit their traffic study if this parcel is developed. There was concern expressed about the egress for this lot. The planners will review the traffic patterns during the land development process.

Planners Senatore/Felix moved for a favorable recommendation to the Penn Township Zoning Hearing Board, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f), and the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried 5-0.

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.

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.

P08-20 – 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.

P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Lancaster, PA 17603. A final subdivision plan submitted in order to create twelve (12) lots to construct 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

P13-03 – BROOKSIDE HEIGHTS – PHASE I, Paul Burkentine, Brookside LLC, 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single-family attached dwellings. The property is located south of York Street and east of Brookside Avenue in the R-8 zone. There was no action taken on this plan.

P13-05 – AQUAPHOENIX SCIENTIFIC, GHI Engineers & 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 at 12 Industrial Drive in the Industrial Zone. There was no action taken on this plan.

P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone. There was no action taken on this plan.

P13-12 - BELCO COMMUNITY CREDIT UNION, 449 Eisenhower Blvd., Harrisburg, PA 17111. A final land development plan submitted in order to construct a bank with drive thru. The property is located on Wilson Avenue at Lot 9 at Gateway Hanover, in the S/C zone.

Brandon Rowe, Bohler Engineering, represented this plan. This is the first review of the Belco Plan. The plan will be located on Eisenhower Drive and is located in both Penn Township and Hanover Borough. The use is allowed by right in the S/C zone. There will be three drive-through lanes at the facility. There will be a shared access with the adjacent parcel. There are twenty-four parking spaces, which meets Township code. The plan has been before the Hanover Planning Commission and is awaiting Hanover Borough Council approval. The plan has been submitted to York County Planning Commission but comments have not been received. There will be a buffer yard installed. They have received Penn Township staff comments. This facility will replace the existing Belco facility, which is currently being leased.

P13-13 - GATEWAY HANOVER - LOT C, Conewago North Ridge Partners, L.O. P.O. Box 688 Hanover, PA 17331. A final re-subdivision and land development plan submitted in order to revise the building footprint of Lot 1C on previously approved plan. The property is located on Wilson Avenue and Carlisle Pike at Lot 1 at Gateway Hanover in the S/C zone. There was no action taken on this plan.

P13-14 - SOUTH HANOVER SHOPPING CENTER - ADVANCED AUTO PARTS, J. Michael Brill & Associates, Inc., 5053 Ritter Road, Suite 200, Mechanicsburg, PA 17055, on behalf of South Hanover Partners, LP. A final land development plan submitted for site plan in order to construct an auto parts store. The property is located at the South Hanover Shopping Center on Baltimore Street in the S/C zone. There was no action taken on this plan.

The meeting adjourned at approximately 7:43 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary