

PENN TOWNSHIP PLANNING COMMISSION  
December 1, 2011

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on December 1, 2011 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Daniel Goldsmith, Paul McAndrew, Fred Marsh and David Quinn along with Township Engineer Eric Bortner.

The November 3, 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: **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 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.** There was no action taken on this plan.

**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.** There was no action taken on this plan.

**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.**

Eric Johnston, Johnston and Associates, represented this plan. They are proposing an expansion of the existing building at 891 York Street. He reviewed the zoning approval and the temporary waiver granted by the Board of Commissioners for the sidewalk. York County Planning Commission comments have been received and addressed. The dumpsters are to be screened with plantings.

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

**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 7:10 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary