

PENN TOWNSHIP PLANNING COMMISSION  
January 7, 2016

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on Thursday, January 7, 2016 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Henry Senatore, Barbara Mahan and David Baker along with Township Engineer Bortner and Zoning Officer Swanner.

The Planning Commission took action to reorganize. Planners Van de Castle/Mahan moved to nominate David Baker Chairman. Motion carried. Planners Van de Castle/Senatore moved to nominate Barbara Mahan Vice Chairman. Motion carried.

The planners approved the December 3, 2015 planning commission minutes as submitted.

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

**Z16-01-Heights Avenue LLC 1500 Baltimore Pike Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Use Regulations) in order to construct a multi-family dwelling unit. The property is located at Heights Avenue and Peter Street in the R-8 zone.**

Scott Barnhart, Burkentine and Sons, represented this request. Burkentine and Sons is proposing to put two multi-family dwellings on the property. The requirements for special exception outline in Section 628 are all being met. The plan shows lot area meeting the ten thousand square foot minimum. The required lot width is one hundred feet minimum and the plan shows a two hundred and ten foot lot width. Set backs are a fifteen foot minimum and this will be met or exceeded. Paved area is 30% maximum, right now the plan shows a 22.8% paved area. Density requirement is 10 units per gross acre of land and the plan proposes 9 units for .92 acres. The plan meets all of the general provisions for design standards. Item g is addressing traffic problems however this development is such that Burkentine and Sons does not foresee that type of high traffic volume. Item h stipulates that each dwelling unit should have a minimum of sixteen feet of width and no more than eight in a row. The plan proposes eighteen and twenty foot lot units with four and five in a row. The dwellings will be two and a half stories out of the ground with a half story in the ground. Burkentine and Sons are proposing to place a common driveway in the rear of the property rather than individual driveways coming off of Heights Ave. There was discussion and clarification concerning what areas would be paved and included in the common drive. There were questions concerning use of the macadam alley and whether or not parking would be permitted. The alleyway is not owned by Burkentine and Sons and Penn Township does not govern existing alleys. Allies are privately owned with public access and parking is permitted as long as it does not block access by emergency vehicles.

Planners Klunk/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z16-01-Heights Avenue LLC requesting a special exception to Section 202.2 (Use Regulations) in order to construct muliti-family dwelling units as it meets the requirements for a special exception set forth in section 503.3 a) thru e). Motion carried on a 5-0 vote.

The planners received the following wavier or exoneration requests:

Hanover Land Services on behalf of Hanover Wesleyan Church is requesting a waiver to Section 603 (Curbs, Gutters & Sidewalks) of the Penn Township Subdivision and Land Development Ordinance in regards to a plan submitted for review. The property is located along Hickory Avenue.

Kris Raubenstine, Hanover Land Services is representing the request. There is an existing stormwater containment structure and the headwall is in the right-of-way where the sidewalk should be. Hanover Wesleyan Church is requesting to transition the sidewalk in front of the structure and run it along the curb. There will be no grass plot in between the curb and the sidewalk. There was discussion concerning sidewalk along the rest of the street.

Planners Klunk/Mahan moved for a favorable recommendation to the Penn Township Board of Commissioners for the Hanover Land Services request regarding the Hanover Wesleyan Church plan. Motion carried on a 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 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.

**P14-08 - BROOKSIDE HEIGHTS - PHASE 2, Brookside LLC (Paul Burkentine, member), 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.

**ANITA MILLER SKETCH PLAN, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A sketch plan submitted for review. The property is located on the east side of Beck Mill Road in the R-22 zone.** There was no action taken on this plan.

**P15-13 – HANOVER WESLEYAN CHURCH, c/o Dave Hoover, P.O. Box 861, Hanover, PA 17331. A final land development plan submitted in order to construct a house of worship. The property is located at Hickory Lane in the R-22 zone.**

Kris Raubenstine, Hanover Land Services represented this plan. Engineer Bortner stated that the Public Works Committee discussed bonding for this plan on January 5, 2016 and had no objection to the bond amount proposed by Hanover Wesleyan Church. The FEMA floodplain changed slightly in December 2015 which modified the original plan. Everything that can be addressed with the plan has been addressed. Planner Klunk confirmed that WWTP Superintendent Mahone's original comments were addressed on this plan. Planner Van de Castle confirmed that Police Chief Laughlin's original comments concerning the driveway width have been addressed on this plan. The driveway will be twenty-four feet wide.

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

**P15-14 – HANOVER STORAGE, LLC, Hanover Storage, LLC, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan submitted in order to**

**construct mini-storage warehouses. The property is located at 900 Old Ridge Rod in the Industrial Zone.** There was no action taken on this plan.

**P15-15 – D& R BEAN,LLC, D & R Bean, LLC, P.O. Box 41, Spring Grove, PA 17362. A final land development plan submitted in order to construct a food manufacturing, storage warehouse and offices facility. The property is located at 25 Industrial Drive in the Industrial Zone.** There was no action taken on this plan.

**P15-16 – HEIGHTS AVENUE, Burkentine and Sons, Inc., 330 Dubs Church Road, Hanover, PA 17331. A reverse subdivision and land development plan submitted in order to construct a nine (9) unit multi-family dwelling. The property is located at Peter and Heights Street in the R-8 zone.** There was no action taken on this plan.

**P15-17 – PINEBROOK-PHASE II, Pinebrook Villa, LLC, 330 Dubs Church Road, Hanover, PA 17331. A final reverse subdivision and land development submitted in order to create fourteen (14) multi-family dwelling units. The property is located on Breezewood Drive in the R-8 zone.** There was no action taken on this plan.

**P16-01 – THE DeVAN FARM, LOT 1, The DeVan Farm LLC c/o Lawrence DeVan, 67 Holly Hill Lane #300, Greenwich, CT 06830. A final reverse subdivision and land development plan submitted in order to adjoin a bordering lot. The property is located on the S.E. side of Hanover Pike SR 194 in the R-15 zone.** There was no action taken on this plan.

Zoning Officer Swanner presented the P01-28 High Pointe @ Rojen Farms sewage planning module. County and Township comments were received and addressed. The property will have its own pumping station. The planners discussed the module.

Planners Senatore/Klunk moved for approval of the planning module. Motion carried on a 5-0 vote.

Planner Klunk asked how the current plans will be affected by Engineer Bortner and Assistant to the Engineer Garrett's work on the street lighting ordinance. Engineer Bortner said that for now the plans are being approved the way that the current street light ordinance is written. There was discussion on the current placement of street lights throughout the Township.

The meeting adjourned at approximately 7:40 P.M.

Respectfully submitted,

Angela Hallett, Recording Secretary