

PENN TOWNSHIP PLANNING COMMISSION
MARCH 3, 2016

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on Thursday, March 3, 2016 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Henry Senatore, and Ray Van de Castle along with Township Engineer Bortner, Zoning Officer Swanner, and Assistant to the Engineer Garrett. Planner Barbara Mahan was absent with notice.

The planners approved the February 4, 2016 Planning Commission minutes as submitted.

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

The planners reviewed the following waiver or exoneration requests:

Hanover Land Services on behalf of Burketine and Sons is requesting a waiver to Section 402.o (U.S Coast and Geodetic Survey Datum) of the Penn Township Subdivision and Land Development Ordinance in regards to P15-16-Heights Ave.

Engineer Bortner read a letter dated January 29, 2016 from Hanover Land Services concerning the Heights Avenue plan.

Kris Raubenstine, Hanover Land Services, represented this plan. Commissioner Van de Castle asked if this was intended to be a one time approval. Engineer Bortner answered that he spoke with Reg after the Public Works meeting on March 1, 2016 and highly recommended that they not submit another waiver request for this in the future.

Planners Klunk/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners for the Hanover Land Services request regarding the Heights Avenue, LLC plan. Motion carried on a 4-0 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.

Kris Raubenstine, Hanover Land Services, represented this plan.

Engineer Bortner reported that the proposed access on Westminster Avenue is beside an existing driveway and they are working with PennDOT and the owner of the driveway to get this resolved so there is not a driveway right next to a road.

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.

Engineer Bortner reported that the plan for Stonewicke was originally submitted in 2002 and resubmitted in 2004. There are no staff comments in the packet because the plan predates the current method of sharing comments. The plan addresses all comments that Engineer Bortner is aware of. Commissioner Van de Castle asked for an explanation of what is surrounding the property and Engineer Bortner showed him on the map.

Kris Raubenstine, Hanover Land Services, represented this plan. Commissioner Van de Castle asked if the gas line is already in and Mr. Raubenstine answered that it is in place. Planner Van de Castle asked if it was an existing line and Mr. Raubenstine said that it was. Planner Van de Castle asked if there would be one hundred ninety-five homes built and Mr. Raubenstine stated that some of the lots are unbuildable because of stormwater requirements so there will only be one hundred eighty-seven. Planner Klunk asked Engineer Bortner to confirm that all comments from the previous plans have been addressed and they have. Zoning Officer Swanner asked when roads will be put in. Mr. Raubenstine stated that they will start with DEP permits soon but don't know when the roads will go in.

Planners Van de Castle/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 4-0 vote.

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.

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. There was no action taken on this plan.

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.

Scott Barnhart, Burkentine and Sons, represented this plan.

Engineer Bortner reported that Hanover Storage was not originally proposing water or sewer but everything in the industrial zone is required to have both. They are developing a plan to get the sewer to the property and they've been out surveying in the past week.

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.

Engineer Bortner reported that this is the subdivision plan for the old Township recycling facility on Heights Ave.

Scott Barnhart, Burkentine and Sons, represented this plan. He reported that, to the best of his knowledge, Engineer Bortner is ok with everything engineering wise. He is waiting for the sewer module to come back from DEP. Engineer Bortner stated that all of the comments were on previous renditions of the plan and have been addressed on the current plan. Planner Van de Castle asked if there would be a dumpster on site or just bags on the street. Mr. Barnhart confirmed that there will be no dumpster. Planner Van de Castle asked if there would be decks on the back of the homes and Mr. Barnhart responded that decks are not proposed because there will be double wide parking in back. Planner Van de Castle asked for confirmation that the garages will be on the back and they will. Commissioner Klunk asked Engineer Bortner and Zoning Officer Swanner if all comments had been taken care of and both responded that they have. Engineer Bortner added that the bond was discussed at the March 1, 2016 Public Works Committee meeting.

Planners Klunk/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 4-0 vote.

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.

Scott Barnhart, Burkentine and Sons, represented this plan. Mr. Barnhart stated that they cut in most of the roadway but haven't done the work yet. There will be fourteen townhouses that closely mirror the ones in Pinebrook Phase I. They will have rear entry and a deck. All comments have been addressed and there is a sewer module. Zoning Officer Swanner stated that a traffic study was performed by Assistant to the Engineer Garrett and it showed that there should be no parking along the west side of Breezewood Drive. Police Chief Laughlin and Lieutenant Hettinger looked at the traffic study and determined that the street is not wide enough at twenty-eight feet to support parking on either the east or the west side. Planner Van de Castle stated that this will be discussed at the Public Safety meeting on March 7, 2016. Planner Klunk stated that he doesn't think putting the signs on the plan is necessary. Engineer Bortner said that he's only aware of one instance of the builder being asked to put signs on the plan. It was Brookside Heights and the purpose was to make sure buyers were aware that they couldn't park on the street prior to purchasing a home. Planner Klunk does not want to hold up the plan for the signs because it's a Township Road and the Board of Commissioners can decide to add the signs at any time. Planner Van de Castle shared concern that the street is narrow North of Hufnagle Drive and there are often traffic problems when people stop to park on the street. This will be discussed at a Public Safety meeting.

Planners Klunk/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 4-0 vote.

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.

Ed Schreiber, Frederick Seibert and Associates, represented this plan. He stated that the purpose of this plan is to separate the existing one hundred forty acre farm into two separate pieces. One will be approximately seventy-two acres with the majority in Penn Township and seventeen acres in Conewago Township. The Conewago Planning Commission and Board of Supervisors have already approved the plan. Lot one will have an existing house and farm complex as well as a substantial amount of flood plain. DeVan Farm LLC is selling this lot to the Homewood Corporation to use as a buffer between their existing community and Hanover Pike. All of the comments from York County Planning Commission as well as other agencies have

been addressed. There is no new development being proposed at this time, just creating new lot lines.

Planners Klunk/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 4-0 vote.

P16-02-CONTAINMENT PROJECT (CONAGRA FOODS), the Dennis Group, LLC, 1537 Main Street, Springfield, MA 01103. The property is located at 680 West Chestnut Street in the Industrial Zone.

Carlos Bastos, The Dennis Group, represented this plan. Mr. Bastos stated that all comments have been addressed. Planner Klunk asked if the DEP's concern about flour getting in to the creek had been addressed and Mr. Bastos stated that there will be canopies in place to catch any flour that may come off of the trucks. Planner Van de Castle asked if the canopy would cover the roadway at all. Mr. Bastos stated that the canopy will extend to the property line and no further.

Planners Van de Castle/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners. Motion carried on a 4-0 vote.

P16-03-MARTINS RIDGE SUBDIVISION LOTS 22 & 29, John F. & Margo M. Hall, 1162 Brian lane, Hanover, PA 17331. A final reverse subdivision plan submitted in order to add on to an existing lot. The property is located in Martins Ridge Subdivision in the R-22 zone. There was no action taken on this plan.

Respectfully submitted,

Angela Hallett
Recording Secretary