

PENN TOWNSHIP PLANNING COMMISSION  
APRIL 6, 2017

Vice Chairman Barbara Mahan called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, April 6, 2017 at the Penn Township Municipal Building. Present were planning members Clayton Black, Justin Heiland, Joseph Klunk, Henry Senatore, and Ray Van de Castle along with Township Engineer Bortner, Interim Zoning Officer Garrett, and Township Manager Rodgers. Planner David Baker was absent with notice.

The planners approved the March 2, 2017 planning minutes as submitted.

The planners received the following zoning appeals and made the following recommendations: None

The planners reviewed the following waiver or exoneration request:

South Western School District is requesting a waiver from Land Development requirements in order to change the existing grass surface at the high school football field to an artificial turf surface.

Nate Osborne with South Western School District represented this request. Mr. Osborne explained a donor has come forward with a \$250,000 pledge if artificial turf can be placed on the existing football field before the start of the football season. They are requesting a waiver of the land development process in hopes of getting this done as quickly as possible. Planner Senatore asked if there would be drainage changes with the new surface. Mr. Osborne said the new turf will have better drainage than the current field. At present the field doesn't have any volume controls and a large rain overwhelms what the soil can absorb. He shared the Erosion and Sediment Control plan and explained that it shows a stone base under the turf that handles volume control. It essentially stores the water until the ground is able to absorb it. He said all stormwater will be maintained within the track area whereas right now any runoff goes through drain pipes. Engineer Bortner said they won't be able to have any frozen water under the turf, so the perk will have to work.

Planner Mahan asked if the school has looked into the potential health concerns with artificial turf, she said there have been some links between cancer and artificial turf. Mr. Osborne said he has done a lot of research and has not found any definitive evidence showing a connection between turf rubber and cancer; regardless, the School Board wants to be cautious. They are bidding an organic surface with very little rubber and the rubber that is used will not be recycled tires.

Planner Black asked what, specifically, they want to have exonerated. Mr. Osborne said they do not want to go through the land development process. They hope to work directly with Township Staff. Planner Black asked what authority the Township Engineer will have in review of the plan. Mr. Osborne said they will work to satisfy any Township concerns. Engineer Bortner said they will still need a building permit from the Township. He explained the land development process and said the plan would not be

seen at the Planning Commission until July, at the earliest, if it goes through the regular process. The waiver would allow them to get started more quickly without the hindrance of working within the public meeting schedule. Manager Rodgers said they will likely need a commercial review as well. Mr. Osborne said he needs to have a contractor on site no later than the first of July.

Planner Heiland said he has concerns about rushing the process and what that might do to the quality of the work. Mr. Osborne said he carefully selected the Engineer, who recently completed the same project for Dallastown and Red Lion school districts.

Planner Van de Castle asked if the Township will have any recourse if they don't follow Township requirements. Manager Rodgers said no. Commissioner Klunk said there were concerns from the Board of Commissioners about setting a precedence, but he doesn't believe this will do that. It's a special set of circumstances that most builders won't encounter. There was discussion about the schedule and whether or not the project can be completed on time. Commissioner Van de Castle asked for details on the turf. Mr. Osborne explained that it's organic and will need to be replenished every three years. Planner Black asked if this will change the elevation of the field. Mr. Osborne said they will excavate it down and then build back up with the stone basin. The crown on the field right now is approximately 16 inches. Planner Black said if there is a stormwater issue it will fall on the Township to deal with the water running off the field. He wants to make sure the Township has the authority to be certain the stormwater is working if this waiver is granted.

Planners Black/Heiland moved for a favorable recommendation to the Penn Township Board of Commissioners on this request with the condition that Engineer Bortner review, sign, and approve the plan prior to any approvals by the Township. Motion carried on a 6-0 vote.

The planners reviewed the following 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.

**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.

**P16-06 – BROOKSIDE HEIGHTS – PHASE 3, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan to create eighty-five (85) residential lots to construct single family attached and multifamily dwellings. The property is located east of South Center Street and west of Meadowbrook Drive in the R-8 zone.** There was no action taken on this plan.

**SL17-03 – SAMUEL M. & KAREN G. LEHIGH, 2392 Grandview Road, Hanover, PA 17331, A final add-on subdivision plan submitted for residential add-on. The property is located at 2392 Grandview Road in the R-15 zone.**

Reg Baugher, Hanover Land Services, represented this plan. The Lehigh's purchased the last two of the small pieces that were approved under the Gene Geiman subdivision plan about fifteen years ago. He wishes to add them to his farm, essentially giving up the building rights. He'd like to keep it for improvements to the entrance of his farm; in the event the farm is ever sold he'd like to have the ability to put in a road. At this point he has no desire to do that but he would like to put up a new sign in front. Engineer Bortner said York County Planning Commission comments were received and addressed. Commissioner Klunk asked about the easement to the Southern duplex. Engineer Bortner said he made sure it was added to the plan so there won't be any questions in the future.

Planners Van de Castle/Black moved for a favorable recommendation to the Penn Township Board of Commissions on this plan. Motion carried on a 6-0 vote.

**SL17-04 – HIGH POINTE AT ROJEN FARMS – SOUTH SECTION – PHASE IIB AND IIC, off Sunset & Fairview Drive, Hanover, PA 17331. A final subdivision and land development plan submitted for a residential community located in West Manheim Township and Penn Township with no new building lots in Penn. The property is located off Sunset & Fairview Drive in the R-40 zone.**

Jim Piet, Woodhaven Developers, represented this plan. Engineer Bortner said we saw the first phase of this two years ago so it will be similar to something already seen. Mr. Piet said there are no improvements or lots in Penn Township for this plan. The improvements will be in West Manheim but the parcel does extend into Penn Township, making it necessary for Penn to approve the plan.

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

**SL17-05 – MORNINGSTAR – RICE LOT ADDITION, Matt Rice, 825 Hanover Road, New Oxford, PA 17350. A final add-on subdivision plan submitted for a lot addition. The property is located at 81 Bankert Road in the R-40 zone.**

The meeting adjourned at approximately 7:37 p.m.

Respectfully submitted,

Angela M. Hallett, Recording Secretary