

PENN TOWNSHIP PLANNING COMMISSION  
May 5, 2016

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on Thursday, May 5, 2016 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Barbara Mahan, and Ray Van de Castle along with Township Manager Rodgers, Township Engineer Bortner, Zoning Officer Swanner, and Assistant to the Engineer Garrett. Planner Henry Senatore was absent with notice.

The planners approved the April 7, 2016 Planning Commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations to the Zoning Hearing Board:

**Z16-07 – QUINN FLAG LLC, MATTHEW QUINN, 581 W. Chestnut Street, Hanover, PA 17331. Applicant is requesting a variance to Section 207.2 (Use Regulations) in order to operate a retail, wholesale and light manufacturing facility. The property is located at 640 Boundary Avenue in the S/C zone.**

Peter Comly, CFO of Quinn Flags represented this plan. Currently Quinn Flags is a retail and wholesale facility dealing mostly in internet sales. There are a few walk-in customers. The business has outgrown the current building and the Boundary Avenue property is a nice location. Mr. Comly explained they print on fabric then cut, sew and assemble which is light manufacturing. Planner Klunk asked how many printers they are using and how much space is needed for the manufacturing portion of the business. Mr. Comly said they currently have three printers. They are large format printers that are approximately ten feet long each. They would like to get rid of two smaller printers and move towards printing on paper then transferring to the fabric. The printing and sewing area is a little less than five thousand square feet. Planner Klunk confirmed that only a small portion of the property will be used for manufacturing. Mr. Comly said the remaining space will be for offices. Planner Van de Castle asked if there would be frequent mail and package deliveries. Mail will be picked up at the post office and there will be fabric delivered to the facility.

Rich Krill, property owner at 550 Boundary Avenue, was present. He has no problems with the variance for Quinn Flag. He owns storage units and will be the largest neighboring business to the property.

Planners Klunk/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z16-07 – Quinn Flag LLC requesting a variance to Section 207.2 (Use Regulations) in order to operate a retail, wholesale, light manufacturing facility as it meets the requirements for a variance set forth in Section 502.3 a) thru f). Motion carried on a 5-0 vote.

The Planners reviewed the following waiver or exoneration requests:

GHI Engineers and Surveyors as representative of St. Joseph Catholic Church, are requesting waivers to the following section of the Penn Township Subdivision and Land Development Ordinance: Section 605 (Landscaping and Bufferyards) and a waiver to Section 306.B.4 (fencing) of the Penn Township Stormwater Management Ordinance in regards to their land development plan.

Ted Decker, GHI Engineers and Surveyors represented this request. Mr. Decker stated that the current parking lot has been in place since 2002 and the bufferyard was not required when it was built. St. Joseph is adding on to the West side of the building and does not believe adding screening to the East side should be required. The stormwater basin has been an existing basin since 1996 and a fence was not required in the past.

Planner Van de Castle asked if the kitchen is being expanded. Dan Ernst, St. Joseph Catholic Church, said a pantry, refrigerator and freezer are being added. The State Health Department requires a separate refrigerator and freezer for the school. Planner Baker asked what grades will be taught in the school. Mr. Ernst said Pre-Kindergarten through 8<sup>th</sup> grade. Planner Van de Castle asked if a retention pond is being added and it is not. It's a culvert system that flows down to the lowest point of the property and ends in the woods. Planner Baker asked if there is anything in place to prevent the students from walking to the water basin. The wetlands are all covered by woods and the students are never down there alone. They are supervised by teachers. Planner Baker asked if there is ever standing water and Mr. Ernst said it all eventually flows in to the wetlands that have been there for a thousand years. Planner Mahan asked if neighbors could access the property where the water basin is. Mr. Ernst said the land is posted for No Trespassing and no one should be there without permission. If someone is on the property illegally the church could have them arrested but there's never been a problem with that. Commissioner Van de Castle asked if the water basin currently has the grading shown in the plan. Andy Feeser, Conewago Enterprise, Inc., said there is a soil amendment but the sloping is very gradual. The depth is not changing from what it is today. Planner Van de Castle asked how deep it is, it appears to be seven feet deep. Mr. Feeser said it's a gradual grade not a seven foot pond and it's what's already existing. Engineer Bortner said the slope doesn't meet the current ordinance because it's steeper than the ordinance requires. St. Joseph could leave what's there so it doesn't become a regulated activity and add something to another piece of the property. Engineer Bortner did not comment on the steepness of the berm previously because it wasn't being affected by the plan. The ordinance only deals with the area being changed in the plan, so complying with the stormwater ordinance in a different fashion would make the fence unnecessary. Mr. Decker said the area has to be affected in order to meet the NPDES requirements for the conservation district.

Commissioner Van de Castle asked if there would be any shrubbery along the East side of the building. Mr. Decker said there is no change taking place on that side of the building. Mr. Ernst said the houses on that side of the building were built after the church and they can plant their own shrubbery or buy blinds. Allen Smith, 5195 Grandview Road, owns the property to the West of the church. He said that he has no objection to the bufferyard waiver. Planner Klunk asked if previous plans for St. Joseph Catholic Church were given bufferyard waivers. The only waivers given to the church

were for sidewalk and yard sales. Planner Klunk said he'd like to see something planted on the East side, possibly a pine tree every ten feet or so. Mr. Ernst reiterated that the church was there before the homes were built and they can put in their own trees. Planner Klunk said he'd like to find some common ground on the bufferyards, but Mr. Ernst did not want to consider planting any shrubbery.

Planners Klunk/Mahan moved for an unfavorable recommendation to the Penn Township Board of Commissioners on the Landscaping and Bufferyards request. Motion carried on a 4-0 vote.

Mr. Ernst asked if this motion included both the East and the West side of the building and it does.

Planners Mahan/Van de Castle moved for an unfavorable recommendation to the Penn Township Board of Commissioners on the fencing request. Motion carried on a 3-1 vote with Planner Klunk casting the dissenting 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.

**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.

**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.** 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 on action taken on this plan.

**P16-05 – ST. JOSEPH CATHOLIC CHURCH, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development submitted to construct an elementary school. The property is located at 5125 Grandview Road in the R-22 zone.**

Ted Decker, GHI Engineers and Surveyors, represented this plan. Mr. Decker said the Township Engineer's comments were addressed this morning by Gerry Funke. York County Planning Commission comments were addressed as well. York County commented on the access drive and one-way directional arrows were added to the plan. The church has contracted with TRG to perform a traffic impact study. Verification of planning module was not required. Verification of erosion and sediment control by the York County Conservation District is being done now. Engineer Bortner said that staff has not seen the plan revisions yet but it appears that all of the comments were addressed. The plans will be distributed to staff tomorrow for review. Planner Van de Castle asked if the traffic study has to be completed before the plan is approved and Engineer Bortner indicated that it does. The waiver requests also need to be considered by the Board of Commissioners and the plan will need to be updated afterwards. The bond will need to go to the Public Works Committee before the plan can be approved as well. Mr. Decker asked if a conditional approval could be made until the traffic study is completed. Planner Klunk said the plan is not ready to be approved.

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.**

Ted Decker, GHI Engineers and Surveyors, represented this plan. Mr. Decker said the staff comments were received but they have not had time to address them yet. York County Planning Commission comments have not been received. Engineer Bortner said the plan was preliminarily approved in 2009. That plan was mostly duplexes and they are now proposing townhouses. At that time the traffic study showed Park Street extending to York Street with a potential traffic light at Park and York. The property owners along Park Street, which is a private street, quiet titled the property so the connection on to Park is no longer showing on the plan. This is being filed as a final plan as a Phase 3 and a Phase 4. Planner Klunk said that Park Street will need to be renamed on the plan and asked if Meadowview Drive would be a problem. Engineer Bortner said that the way the ordinance is written Meadowview Drive complies.

Planner Van de Castle asked if the townhomes will have decks. Mr. Decker said there is more depth to the lots. Planner Van de Castle asked if the entry in the corner by the apartments would be wide enough for a fire truck. Engineer Bortner said Fire Chief Cromer had no comments on the plan. Zoning Officer Swanner asked if there was any additional information on the floodplain. Mr. Decker said there is no floodplain mapped, it's all offsite.

There was no action taken on this plan.

Planner Klunk asked if anyone would like to attend the York County Planning Commission Municipal Training Session on May 16, 2016. No one is available to attend.

The meeting was adjourned at approximately 8:12 P.M.

Respectfully submitted,

Angela M. Hallett, Recording Secretary