

PENN TOWNSHIP PLANNING COMMISSION
AUGUST 4, 2016

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on Thursday, August 4, 2016 at the Penn Township Municipal Building. Present were planning members Clayton Black, Joseph Klunk, Barbara Mahan, Henry Senatore, and Ray Van de Castle along with Township Engineer Bortner and Zoning Officer Swanner.

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

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

The planners reviewed the following waiver and exoneration requests:

Sharrah Design Group, Inc, on behalf of High Pointe at Rojen Farms, are requesting a waiver to Section 306 (Additional Stormwater Management Design Standards) of the Penn Township Subdivision and Land Development Ordinance for use of alternative fence enclosure around open top stormwater management facilities. This in regards to their revised preliminary Penn South plan.

Bob Sharrah, Sharrah Design Group, represented this plan. He said they are proposing a split rail fence for aesthetic purposes. The Stormwater Management Ordinance requires a four foot chain link fence unless an alternate fence is approved by the Board of Commissioners. Planner Senatore said he presumes the ordinance was written for safety purposes and not aesthetic. It's a safety device to keep small pets and children from accessing the water and he doesn't see how the proposed fence will do that. Mr. Sharrah said he'd agree if these were wet ponds with normal pools in them, as it is they are classified as standing retention basins where water comes in during a storm and is released at a lower rate. The water won't be standing for very long. Planner Baker said it doesn't matter how long the water is there, a child could still fall in to the standing water and drown. Mr. Sharrah said they used wire affixed to the bottom rails on a previous project and that seemed to accomplish the safety standards. The planners discussed options for chain link fences that may be more aesthetically pleasing including wooden or plastic slats.

Planner Black asked if Engineer Bortner had any comments. Engineer Bortner said he agrees with Planner Senatore. He assumes the fence needs to meet the same guidelines as a pool fence. Zoning Officer Swanner said a pool fence can have no more than a four inch gap. Jim Piet, Woodhaven Development, said these are one acre lots and most of the facilities back up to them. They are trying to keep the rural character of the land. He said they did a split rail fence with mesh at Colonial Acres and would like to do the same here. Engineer Bortner said that was a farm pond and it was a DEP requirement to delineate wetlands. The planners discussed fencing costs and options.

Planners Senatore/Klunk moved for an unfavorable recommendation to the Penn Township Board of Commissioners on a waiver to Section 306 (Additional Stormwater Management Design Standards) of the Penn Township Subdivision and Land Development Ordinance for use of alternative fence enclosure around open top stormwater management facilities. Motion carried on a 6-0 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.

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.

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.

P16-07 – PROPOSED MEDICAL OFFICE FACILITY, Wellspan Properties, Inc., 2545 South George Street, Suite 1, York, PA 17405. A preliminary/final land development plan submitted in order to construct a medical office facility. The property is located adjacent to 1275 Baltimore Street (M&T Bank) located to the north and west in the S/C zone. There was no action taken on this plan.

P16-08 – ROBERT T & CHERYL M HEMLER, 41 Colonial Drive, Hanover, PA 17331. A final subdivision to create two (2) residential lots. The property is located on Earl Street in the R-15 zone. There was no action taken on this plan.

P16-09 – TRUENORTH WELLNESS SERVICES - 1161 Westminster Avenue, TrueNorth Wellness Services 625 West Elm Avenue Hanover, PA 17331. A land development plan submitted in order to construct a medical clinic and facility. The property is located at 1161 Westminster Avenue in the R-22 zone. There was no action taken on this plan.

P16-10 – MICHAEL S. & CHRISTINE L. COOPER for South Hanover Automotive, 848 Baltimore Street, Hanover, PA 17331. A final land development plan submitted in order to construct an automotive repair garage and tire sales. The property is located at 871 Baltimore Street in the S/C zone. There was no action taken on this plan.

The meeting was adjourned at approximately 7:13 P.M.

Respectfully submitted,

Angela M. Hallett, Recording Secretary