

PENN TOWNSHIP PLANNING COMMISSION
NOVEMBER 3, 2016

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

The planners approved the October 6, 2016 Planning Commission minutes as submitted.

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

The planners received the following waiver or exoneration requests:

Gordon L. Brown & Associates, Inc are requesting modifications to Section 603 (curbs, gutters and sidewalks) of the Penn Township Subdivision and Land Development Ordinance and to Section 306.B.4 (fencing of an open top facility) of the Penn Township Stormwater Management Ordinance in regards to the TrueNorth Wellness Services plan.

Byron Trout, Gordon L. Brown & Associates, represented this plan. Mr. Trout explained that TrueNorth plans to demolish two existing structures on the property and construct a twenty-four thousand square foot building. The building will go in approximately the same location as the existing restaurant. They hope to maintain the two existing parking areas, possibly decreasing parking in some areas. He said the stormwater management will be at the rear of the property. There is a small existing stormwater basin that is just over two feet deep. He is requesting a waiver of the fencing required around the basin. The basin is functioning normally and there is no erosion. He said the pond dewateres very quickly. He showed that the water breaks off in all directions and the basin holds very little standing water. He explained how the stormwater will work on the property.

Planner Black asked how long the retention is on the two year storm event? Mr. Trout did not have the information. Engineer Bortner said the one hundred year storm event is thirty feet. Mr. Trout said they performed a percolation test and there were very good results. Planner Van de Castle asked how much larger the new building is than the existing buildings. The impervious area will be increased by approximately seven thousand feet. There will be no additional surface flow off the building because it will be piped into underground infiltration pits.

Planner Baker asked if the children using the facility will primarily be autistic. Gary Trout, TrueNorth Wellness Services, said all of the children will be on the autistic spectrum. Planner Van de Castle asked if there are any doors on the building that will face the stormwater basin. Gary Trout said there will be two doors on the front of the building but nothing near the pit. The planners reviewed the location of the doors on the

plan. Gary Trout said all outdoor activities will be in the rear of the building in a fenced area. Planner Baker shared that he has a twenty-four year old non-verbal autistic child and they have to keep the doors locked because he has been able to get out of the house and run a mile and a half before he was stopped. He can see the possibility of a child being attracted to the water and running for it. Gary Trout said all of the facility doors will be alarmed so the staff is alerted. They have a staff ratio of one to four at the highest. Their current facility is at 33 Frederick Street and they have been able to keep the children safe on the busy street. They service children from birth to twenty-one years old. Planner Van de Castle said the fence is a much needed safety deterrent. He said St. Joseph Catholic Church requested a similar waiver and it was denied because children would be playing in the area and he sees this as a similar situation. Planner Klunk said there could be liability issues if a child is injured in the stormwater basin and a waiver had been approved.

Planner Van de Castle asked if the York County Planning Commission's comments on the parking have been addressed. Byron Trout said they plan to ask for a variance.

Planners Klunk/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners on the waiver request to Section 603 (curbs, gutters and sidewalks). The motion carried on a 5-0 vote.

Planners Senatore/Klunk moved for an unfavorable recommendation to the Penn Township Board of Commissioners on the waiver request to Section 306.B.4 (fencing of an open top facility). The motion carried on a 5-0 vote.

Hanover Land Services on behalf of the South Heights subdivision plan is requesting a waiver to Section 511 (water supply) of the Penn Township Subdivision and Land Development Ordinance. The portion of this project is located along Cooper Road.

Kris Raubenstine, Hanover Land Services, represented this plan. Mr. Raubenstine said this is a partial request because it only covers three lots along Cooper Road. The only way to get water to these lots is to bring it all the way down Cooper Road from Westminster Road. Lots one, two and three will have public water. They'd like to stop the public water with lot three so they don't have to run it one thousand six hundred feet and then all the way down Cooper Road. In lieu of providing public water they will provide water certificates. In order to get the water from Westminster Road to the end of Cooper Road they'd have to install in the cartway of Cooper Road which is twelve or fifteen feet wide in certain places. They'd also have to find a way across Plum Creek and through the sewer line right next to lot three. Planner Van de Castle asked where the sewage goes and Mr. Raubenstine showed him the route on the plan. Planner Klunk asked how big the right-of-way is. Engineer Bortner said it's fifty feet on the plan but right-of-ways haven't always been dedicated to the Township. The resident living there is fond of the trees and the Township has never pursued cutting them down. He said the gas company did a directional bore to drill the gas line through. There would need to be some thought as to where the water line goes because it can't be too

close to the gas line and there may be a sewer line needed eventually. Planner Black asked what zone this is in and it's in the R-22 zone. Planner Van de Castle asked if there'd be a fire hydrant near these lots and there will not.

Planner Black moved for a favorable recommendation to the Penn Township Board of Commissioners on this request and there was no second.

Planners Van de Castle/Senatore moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this request. The motion carried on a 4-1 vote with Planner Black 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.

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 Road 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.

P16-12 – MEADOW SPRINGS, LLC, 1500 Baltimore Street, Hanover, PA 17331. A final reverse subdivision and land development plan submitted in order to construct seventeen (17) multi-family units. The property is located at Brookside Avenue in the R08 zone. There was no action taken on this plan.

P16-13 – 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 1161-1181 Westminster Avenue in the R-22 zone. There was no action taken on this plan.

The meeting was adjourned at approximately 7:35 P.M.

Respectfully submitted

Angela M. Hallett, Recording Secretary