

PENN TOWNSHIP PLANNING COMMISSION
NOVEMBER 2, 2017

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:00 p.m. on Thursday, November 2, 2017 at the Penn Township Municipal Building. Present were planning members Henry Baker, Clayton Black, Justin Heiland, Joseph Klunk, Barbara Mahan, Henry Senatore, and Ray Van de Castle, along with Engineer Bortner, Township Manager Rodgers, and Interim Zoning Officer Garrett.

The planners approved the October 5, 2017 planning minutes as submitted.

There were no zoning appeals for the planners to review.

There were no waiver or exoneration requests for the planners to review.

The planners reviewed the following plans and made the following recommendations:

P01-28 – HIGH POINTE @ ROJEN FARMS, Martin Hill, 4219 Hanover Pike, Manchester, MC 21102. A preliminary 227 lot subdivision located on Grandview Road in the R-22 & R-40 zones. (Pending sewer) (South Portion – Robert Sharrah)

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.

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.

SL17-08 – PROPOSED MEDICAL OFFICE FACILITY, Wellspan Properties, Inc., 2545 South George Street, Suite 1, York, PA 17401. A final land development plan submitted in order to construct a medical office facility. The property is located at 1227 Baltimore Street in the S/C zone. There was no action taken on this plan.

SL17-10 – MUSTANG POINTE, J.A. Myers, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood Drive and Bowman Road in the R-8 zone. There was no action taken on this plan.

SL17-11 – 401 MOULSTOWN ROAD, Conewago Contractors, Inc., 610 Edgegrove Road, Hanover, PA 17331. A land development plan submitted in order to construct a building addition. The property is located 0.5 miles east of the intersection of Moulstown Road and Broadway in the Industrial zone. There was no action taken on this plan.

SL17-13 – BURKENTINE PLAZA- UNITS 7 & 8, Paul D. Burkentine & rajeon A. Burkentine, 330 Dubs Church Road, Hanover, PA 17331. A final reverse subdivision and land development plan submitted in order to construct an office building. The property is located at Grandview Plaza area in the S/C zone. There was no action taken on this plan.

SL17-14 – ABOVE & BEYOND CHRISTIAN CHILD CARE CENTER, Ricky L. & Janice N. Bortner, 584 Manheim Road, Glenville, PA 17329. A final subdivision and land development plan submitted in order to construct a child care center. The property is located at 701 Black Rock Road in the R-15 zone. There was no action taken on this plan.

SL17-15 – ALFRED L. & ALICE CHAPPELL, Penn Township, 20 Wayne Avenue, Hanover, PA 17331. A final add-on subdivision submitted in order to reverse subdivide a residential lot. The property is located on Friar Run in the R-15 zone.

Township Manager Rodgers represented this plan. Engineer Bortner explained that this property used to be a Township pumping station. Since Mustang Heights was constructed the station was removed and the Chappell property would like to take over the land. This plan is a reverse subdivision from Penn Township to the Chappells so they can acquire the land. Township Staff had no comments and the York County Planning Commission comments were addressed by Hanover Land Services. Planner Baker asked if a new deed will be issued. Manager Rodgers said the Solicitor will prepare a deed and the Township will pay for it. Planner Van de Castle asked if all the pumping station equipment has been removed. Manager Rodgers said everything is out, the electricity has been shut off, and the fence removed. Engineer Bortner added that the wet well was filled. Planner Van de Castle asked if the Township is giving the land to the Chappells free of charge and they are.

Planners Black/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 7-0 vote.

Township Manager Rodgers reported that a public meeting to discuss the joint zoning ordinance will be held on November 30, 2017. The meeting is open to the public for comments. Planner Klunk said the Township isn't too far along in the process and it's a good idea to get public comment at this point so any recommendations can be included. Manager Rodgers said the Township and Hanover Borough will have two different ordinances; it's called a joint zoning ordinance because a grant was given for the two municipalities to work together.

Planner Senatore asked if the new zoning ordinance will address tiny houses. Planner Black said they are allowed in Carroll County but they have problems meeting

the septic and well regulations. He also said homes without a foundation are considered mobile and have different guidelines. Manager Rodgers said it has been discussed but no decision made.

The meeting adjourned at approximately 7:12 p.m.

Respectfully submitted,

Angela M. Hallett, Recording Secretary