

PENN TOWNSHIP PLANNING COMMISSION
DECEMBER 1, 2016

Chairman David Baker called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on Thursday, December 1, 2016 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Barbara Mahan, Henry Senatore, and Ray Van de Castle along with Township Engineer Bortner and Zoning Officer Swanner. Planner Clayton Black was absent with notice.

The planners approved the November 3, 2016 Planning Commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations:

ZHB16-334 – TrueNorth Wellness Services, 625 West Elm Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 303.1 (Off-Street Parking) of the Penn Township Subdivision and Land Development Ordinance in regards to their final reverse subdivision plan.

Paul Minnich, Attorney for Barley Snyder Attorneys at Law, represented this plan. Mr. Minnich said this facility will serve autistic children. They are seeking a variance for the required one hundred thirty-four parking spaces. The use fits under Penn Township's Medical Facilities requirements; however, this is not a traditional medical facility. There will be no patients coming in and out. The students being served will not be driving themselves. There will be between fifty and eighty students during the school year and up to one hundred during the summer and the students will be dropped off. There will be fifty-five employees total, working in shifts of twenty and thirty. The first shift of twenty employees will arrive between 8 and 8:30 A.M. and leave between 4 and 4:30 P.M. The next shift of thirty-five or forty employees will arrive between 3 and 3:30 P.M. and leave between 7:30 and 8:00 P.M. Sixty parking spaces would be the maximum used during the peak parking period.

Mr. Minnich said this request differs from their previous request for waiver of fencing around the existing stormwater basin because this doesn't present a public safety issue. This is more about public convenience. It would substantially alter their plan if they are required to add the additional parking spaces and it would take grass play area away from the children. They are requesting to put in ninety-three spaces because the required one hundred thirty-four is vastly in excess of what the operation needs.

Planner Senatore asked if this could be correlated to a school parking lot. Mr. Minnich said it is closer to an elementary school than a medical facility. Planner Baker asked if the students are being dropped off by their families and they are. Mr. Minnich said the only thing distinguishing this from a traditional school is that the students are coming from all over the place and bussing can't be provided.

Planner Baker asked if they are serving all ranges of autism. Jennifer Davidson, Director of TrueNorth Wellness Services, said they are serving three levels of autistic

children; high functioning, those with emergent skills and non-verbal. The higher population is in the emergent and upper areas. Mrs. Davidson said none of their clients drive, even those who are old enough to. Planner Mahan asked if they had taken into account parents who want to have meetings or drop by the school. Mr. Minnich said there is a very high chance that parents will want to drop in but there are ample parking spaces to accommodate that. There are fifty-five employees who will work in shifts of thirty and twenty so there will always be thirty or forty extra spaces. Ms. Davidson said they will designate certain parking spaces for parents and visitors. Planner Baker asked if this is a full day program. Ms. Davidson said they offer three hour sessions; one in the morning and one in the afternoon, in addition to after school programs for all ages. In the summertime all the school aged children attend for six hours a days.

Planner Van de Castle asked how many square feet the building will be and it will be twenty-four thousand.

Planners Mahan/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case ZHB16-334 – TrueNorth Wellness Services requesting a variance to Section 303.1 (Off-Street Parking) in order to construct a medical clinic and facilities 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:

Hanover Land Services, Inc. on behalf of Meadow Springs, LLC is requesting a waiver from Section 303 (Preliminary Plan Submission) of the Penn Township Subdivision and Land Development Ordinance in regards to their final reverse subdivision plan.

Scott Barnhart, Burkentine & Sons Builders, represented this plan. Mr. Barnhart said this was originally a final reverse subdivision plan with two parcels on either side, an alley in between and an alley behind. They are combining all of this into one lot. The entire lot will be owned by Meadow Springs, LLC. They are requesting to go directly to a final reverse subdivision plan.

Planners Senatore/Mahan moved for a favorable recommendation to the Penn Township Board of Commissioners on a waiver of preliminary plan submission. Motion carried on a 5-0 vote.

Barley Snyder, on behalf of Hanover Storage, LLC is requesting a waiver to Section 503 (General Design Standards for Sites) of the Penn Township Subdivision and Land Development Ordinance regarding connection to the sanitary sewer system.

Paul Minnich and Scott Barnhart represented this plan. Mr. Minnich said this project is a self-storage facility. There will be no office or on-site storage manager and there will be no restroom of any kind. There would be substantial expense to connect to a sewer that won't be used. Mr. Minnich said they are willing to add conditions to the waiver request stating the waiver will expire should any amenities be added that require

public sewer. Also there will be no mobilization site for Burkentine & Sons Builders at this location. Mr. Minnich said Township Staff were not able to provide a precedent for this type of waiver because it's a unique situation. The intent of the ordinance is good but it doesn't match up with this type of facility.

Planner Van de Castle asked what the larger building is for. Mr. Barnhart said it's for storage units. Planner Van de Castle asked how people will get into the facility and Mr. Minnich said they will use keycards. Planner Van de Castle asked how people will rent the units. Mr. Barnhart said they will be rented from their facility on Grandview Road. Burkentine & Sons is considering building a new office at some point and they may dedicate a portion of that building to this.

Planner Mahan asked if there will be any water faucets or spickets and there will not. Mr. Barnhart said there is water on-site but it will not be accessible. The plan shows that the water valve will remain shut off at the property line. Planner Klunk asked what will be stored in the large building and Mr. Barnhart said it will likely be divided into separate units. The interior design will take place when the building permit is issued. It will not be one open space. They are running the numbers to see what the market calls for. Planner Senatore asked if boats or RV's will be stored here. Mr. Barnhart said there is a need for that in the area so they will offer it. Planner Baker asked if any of the units will be climate controlled and Mr. Barnhart said it's not planned at this time.

Mr. Minnich said the benefit to the Township is that this will add to the tax base without putting any students in the school system or adding traffic implications.

Engineer Bortner asked why they are requesting a waiver to Section 503. Mr. Barnhart believes he was given that direction from someone at the Township. Engineer Bortner said it would fall under Sections 510 and 511. Zoning Officer Swanner said they can augment their request. If they are given a waiver to Section 503 they can build in a flood plane. Engineer Bortner said they'll need to reference both Sections 510 and 511 if they are asking for waivers from water and sewer.

Planners Mahan/Klunk moved for a favorable recommendation to the Penn Township Board of Commissioners on a waiver to Sections 510 and 511 with the conditions that the waiver be void if additional amenities are added and that Burkentine & Sons not use the property for a mobilization site. Motion carried on a 5-0 vote.

The planners reviewed the following Subdivision and Land Development plans and made the following requests:

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.

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.

Scott Barnhart, Burkentine & Sons Builders, represented this plan. Mr. Barnhart said there are seventeen townhomes proposed on this site. They have already addressed Township Staff comments and are waiting on Erosion and Sediment Control approval which they expect in thirty to sixty days. Planner Van de Castle asked if York County Planning Commission comments were received. Engineer Bortner said they were received and addressed. He reviewed the comments.

Planners Senatore/Mahan moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 5-0 vote.

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.

SL16-04 – RUBY A. BENTZEL, 1045 Bair Road, Hanover, PA 17331. A Subdivision plan submitted to create two (2) residential lots. The property is located at 1045 Bair Road in the R-22 zone. There was no action taken on this plan.

The meeting was adjourned at approximately 7:42 P.M.

Respectfully submitted,

Angela M. Hallett, Recording Secretary