

PENN TOWNSHIP PLANNING COMMISSION  
December 7, 2017

Chairman Baker called to order a meeting of the Penn Township Planning Commission at 7:09 p.m. on Thursday, December 7, 2017 at the Penn Township Municipal Building. Present were planning members David Baker, Justin Heiland, Henry Senatore, and Ray Van de Castle, along with Engineer Bortner and Interim Zoning Officer Garrett. Planners Clayton Black, Joseph Klunk, and Barbara Mahan were absent with notice.

The Planners approved the November 2, 2017 planning minutes as submitted.

There were no zoning appeals for the planners to review.

The planners received the following waiver request:

Group Hanover, Inc. as a representative of the owners of 1040 Baltimore Street are requesting waivers to Section 605 (Landscaping and Bufferyards) of the Penn Township Subdivision and Land Development Ordinance.

Ted Decker, GHI Engineers, represented this request. He explained that the property owners are seeking two waivers. The first is for a waiver of the required bufferyard. They would like to use the existing bufferyard on the adjoining Hanover Borough property instead of planting their own tree line. He explained that the adjoining property is a non-residential use and putting in a berm would cause water to back up on the Hanover Borough property. The second waiver request is for a modification of the fence requirements. The property owner would like to install a seventy-two inch fence with privacy slats instead of the required sixty inch open or closed wooden fence. The property owners need the larger fence for security purposes and they do not want to install both the required fence and the security fence. There are safety concerns if someone were to get in between the two fences and become injured. Mr. Decker said this fence will provide more visual barrier than the fence required by Ordinance.

Planner Van de Castle asked if the fence would be six feet all the way around the property and it would. They are proposing a six foot fence with barbed wire along the top and privacy slats in the twenty foot section adjoining the R-15 zone. Planner Senatore questioned the notes on the plan. The note states that the detail is for representation purposes and final design will be determined by the fence contractor. He said the contractor couldn't decide not to install the represented slats in the required area. Planner Van de Castle said that any trees removed from the Hanover Borough property would have to be replaced by the property owner, on their own property so the tree line remains intact.

Planners Heiland/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners on this request with the condition that any trees removed from the Hanover Borough property be replaced on the 1040 Baltimore Street property. Motion carried on a 4-0 vote.

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

**P01-28 – HIGH POINTE @ ROJEN FARMS, Martin Hill, 4219 Hanover Pike, Manchester, MD 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.**

Attorney Jeff Lobach, Barley Snyder Attorneys at Law, represented this plan. Mr. Lobach said they have preliminary approval and are seeking a recommendation for final approval tonight. He said they believe they have met all the requirements for approval. Engineer Bortner said he is not aware of any concerns. Planner Heiland asked if they are still planning to move forward in phases and if they are only seeking approval for phase one. Mr. Lobach said they are phasing but the plan approval is for both phases. Planner Van de Castle asked what's happening with the traffic study. Mr. Lobach said they are prepared to perform the traffic study as soon as the Township is ready. Planner Van de Castle asked if the building was reoriented and it was not. Planner Heiland said he's noticed an area of pooled water on the property since they began grading. He asked if this it will be there when it's finished. Bob Sandmeyer, Site Design Concepts, said what's there now is a temporary sediment basin and it will not be there when the project is complete. Interim Zoning Officer Garrett asked if the metal roof is being put on in phase one. It will not be put on during phase one because the third floor won't be built in this phase.

Planners Senatore/Heiland moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 4-0 vote.

**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.

**SL17-13 – BURKENTINE PLAZA- UNITS 7 & 8, Paul D. Burkentine & Rajean 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.**

Scott Barnhart, Burkentine & Sons Builders, represented this plan. Mr. Barnhart said this is a reverse subdivision. There is one small, oddly shaped parcel and they plan to add it to the adjoining parcel and construct a new office building on it. Engineer Bortner said they have received revised plans that address comments from York County Planning Commission and Township Staff. Township Staff has not had a chance to re-review the new plans but he's not aware of any problems. Planner Baker asked what the planned use of the building is. Mr. Barnhart said they have outgrown their current office and need more space. Burkentine & Sons will occupy most of the building and there will be a couple of offices available for rent.

Mr. Barnhart said they are still waiting for outside agency review and they need to get an improvement bond. Planner Heiland asked how many parking spaces they will have. Mr. Barnhart said there are fifty-seven required and they are planning to put in sixty. Planner Baker asked how traffic will flow around the building. Mr. Barnhart said the building will not be accessed from Baltimore Street. They will have an entrance to the rear of the property near the old Genova's building and traffic will flow one direction around the building. Planner Heiland asked if the trees on the plan were existing and Mr. Barnhart said some are and some will be planted. Planner Heiland asked if they are installing a light beside the building and Mr. Barnhart said they most likely will.

Planners Senatore/Heiland moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 4-0 vote.

**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.

**SL17-16-1040 BALTIMORE STREET, Philip G & Amy Redding and James D. & Joanne Lee Miller, 230 Stock Street, Hanover, PA 17331. A land development plan submitted in order to construct mini-storage warehouses & single family residential. The property is located at 1040 Baltimore Street in the S/C zone.**

Ted Decker, GHI Engineers, represented this plan. He said they have submitted their NPDES permit to the York County Conservation District and their Highway Occupancy Permit (HOP) to Penn DOT. Mr. Decker addressed the York County

Planning Commission comments. He said the traffic impact study has been submitted to Penn DOT and the impact for this use will be very low, possibly fifty-six trips per week, if that. He said they don't have sewage facilities so a planning module isn't required. He said an HOP note needs to be added to the plan and they will take care of that. He said comment numbers four, five and six will be addressed through the Penn DOT HOP. The property owner is willing to put No Parking signs along the access drive. Planner Heiland asked where the renters using the house will have their visitors park. Phillip Redding, property owner, said the renters will know that they can't park there and will have to take care of that. Mr. Decker said they will work on bonding and the Operation & Maintenance agreement. They will also put the location of the permanent sign on the plan.

Planners Heiland/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan with the condition that the Penn DOT Highway Occupancy Permit be received and any required changes made. Motion carried on a 4-0 vote.

**SL17-17-FINAL PLAN BROOKSIDE HEIGHTS PHASE 2 LOTS 15E/16A, Brookside LLC, 1500 Baltimore Street, Hanover, PA 17331. A revised subdivision plan submitted to amend recorded final subdivision plan for Lot 15E & 16A due to relocation of cul-de-sac on Charles Avenue. The property is located 526/531 Charles Avenue in the R-8 zone.**

Scott Barnhart, Burkentine & Sons Builders, represented this plan. Scott explained that the subdivision and land development plan for Brookside Heights Phase 2 was completed a while ago and they thought Charles Ave was going to continue. Now that Charles Avenue is not continuing they need to make a permanent cul-de-sac out of the temporary cul-de-sac at the end of Charles Avenue. They'll need to shift the cul-de-sac to the right to meet requirements. This plan is to change the lot description for the two lots affected by the permanent cul-de-sac. The setbacks are being changed so they are moving the lot lines for lot 15E and 16A. There are no outside agency reviews, recreation fees or improvement bond required for this plan.

Planners Heiland/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 4-0 vote.

**SL17-18-MAGNOLIA WAY, Magnolia Way, LLC, 1500 Baltimore Street, Hanover, PA 17331. A land development plan submitted in order to construct thirty-five (35) multi-family dwellings units. The property is located at 22 South Center Street at end of Charles Avenue cul-de-sac in the R-8 zone.**

Scott Barnhart, Burkentine & Sons Builders, represented this plan. Mr. Barnhart said they received a special exception for this plan a few months ago and have been progressing since then. They are waiting for the NPDES permit. In addition to moving the Charles Avenue cul-de-sac they've kept the layout originally proposed. They are proposing thirty-five units and a private road. They will have off-street parking with spaces in front of the homes. The street will be twenty-four feet wide. The cul-de-sac will be dedicated to the Township. Planner Van de Castle asked if they will have trash

pick-up. Mr. Barnhart said they will, no dumpsters will be used. Planner Van de Castle asked if there will be garages and there will not. Planner Senatore asked how many bedrooms are in each unit and Mr. Barnhart said three. Planner Van de Castle asked if they have addressed the street names. Some of them are the same as streets already existing in Penn Township or Hanover Borough. Mr. Barnhart said they will work with the Zoning Officer to make sure their street names are acceptable. Engineer Bortner said they need to submit an improvement bond. Planner Van de Castle asked if the Fire Chief's comments on a hydrant were addressed and they were. Planner Heiland asked if the sidewalks will be ADA compliant. Mr. Barnhart said they had not planned to do that. Interim Zoning Officer Garrett said they will need to pay recreation fees before the plan can be approved. Mr. Barnhart said they will take care of the recreation fees and improvement bond.

Planners Senatore/Heiland moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan with the condition that the Penn Township Zoning Officer approve the street names. Motion carried on a 4-0 vote.

**SL17-19-J A MYERS (FORMERLY HANOVER WATER LOT), Joseph A. Myers, 160 Ram Drive, Hanover, PA 17331. A preliminary/final subdivision plat plan submitted to in order to create two (2) residential lots. The property is located at corner of Westminster Road and Baugher Drive in the R-15 zone.** There was no action taken on this plan.

The meeting adjourned at approximately 8:04 p.m.

Respectfully submitted,

Angela M. Hallett, Recording Secretary