

PENN TOWNSHIP PLANNING COMMISSION
OCTOBER 1, 2015

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, October 1, 2015 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, William Woodward, Henry Senatore, Barbara Mahan along with Township Engineer Eric Bortner and Zoning Officer Matt Swanner. Planner David Baker was absent.

The planners approved the September 3, 2015 planning commission minutes as submitted.

The planners received the following zoning appeals and made the following recommendations to the zoning hearing board:

Z15-18 – LESTER & DAWN LITTLE, 28 Hill Street, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct a garage that encroaches into the side setbacks. The property is located at 28 Hill Street in the R-15 zone.

Lester and Dawn Little represented this case. They would like to construct a garage on their property along the existing driveway. The driveway is a 113 feet long. If they installed the garage to meet the setback requirements it would be two feet short of matching up with the existing paving. The applicant can build a garage within the existing setback requirement. If he builds the garage closer to the house he may have to change the drainage area that was installed when the house was constructed in 1992. The neighbors do have six foot privacy fence installed along the property line near where the garage will be constructed.

Planners Senatore/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z15-18 – Lester and Dawn Little requesting a variance to Section 203.3 (Area and Bulk Regulations) in order to construct a garage that encroaches in the side setbacks as it meet the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried 5-1 with Planner Klunk casting the dissenting vote.

Z15-19 – TRUENORTH WELLNESS SERVICES, 625 West Elm Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 204.2 (Uses by Right) in order to operate a counseling services and office use facility. The property is located at 1161-1181 Westminster Avenue in the R-22 zone.

Jeremy Frye, Attorney and, Gary Trout, CEO True North, represented the request. Zoning Officer Swanner noted that they will be amending their application. Attorney Frye stated that True North Wellness is 5013c nonprofit cooperation providing behavioral health and wellness services throughout South Central Pennsylvania. It used to be known as Adams Hanover Counseling Services. They operate the Amazing Kids Clubs which works with children on the Autism spectrum. The program currently operates in downtown Hanover on Frederick Street. The program currently has fifty to eighty students with as many as one hundred participating in the summer months. The number of children being diagnosed on the spectrum has increased over the last decade. The age of the children utilizing the Amazing Kids club are between 2 and 21 with the average being from 2-15. True North has an agreement of sale for the

property at 1161-1181 Westminster Road and is purchasing the property with the intent of moving the Amazing Kids Club to this location. The property was formerly used as a restaurant and is located next to the South Hills Golf Club. There is a 20,000 square foot building that was used for a restaurant, bar and banquet facility which is a not conforming use in the R-22 zone. Attorney Frye stated despite numerous attempts the property has not succeeded as a restaurant. The property was sold at a judicial tax sale. True North did not purchase the property at the tax sale but is going to purchase it from the party that bought it. Attorney Frye stated that originally they applied for a zoning variance to Section 204.2 but is amending the application for a special exception to use the property as a medical clinic and facility. This use is permitted in the R-22 zone by special exception. Attorney Frye reviewed the conditions for a special exception. The parking and access roads are designed for the use requested by True North. The property is surrounded by a golf course and farm on either side of the property. The properties located on the other side of Westminster Avenue are residential. The facility will operate from 8:00 a.m. to 7:00 p.m. The patients will be dropped off in the morning and be picked up in the afternoon. Attorney Frye reviewed the specific criteria that needs to meet. The building does not comply with one of the requirements and they are requesting a variance for that requirement. They meet the lot area and width requirements, public sewer and water are being utilized, the appearance of the property will not change, and the landscaping and buffer yards are well established. They do not meet the setback requirements of the building being fifty feet from all property and street lines. The existing building is less than fifty feet from the adjoining property. They estimate that it is about thirty five feet from the property line. They are requesting a dimensional variance for the building. True North is taking a property with a nonconforming use and converting it to a use that is permitted by special exception. They will not be creating any new non dimensional nonconformities.

The existing house will be used for storage or training facility. True North's intent is not to rent out the house. Mr. Trout stated that the facility is not going to be a half-way house. He stated that there are no facilities for the residents of a half-way house to utilize. He stated that they may provide out-patient services for clients. There is a center in Red Lion that has about 100 participants in their program. Only Pennsylvania residents can participate in the programs offered by True North. There will be minimal activities on Saturdays. There is a waiting list of sixty-five kids wanting to utilize the program. If the facility is opened there will be an additional twenty-five staff members hired.

True North will do renovations to the property since it has been vacant for a while.

Planners Woodward/Mahan moved for a favorable recommendation to the Penn Township Zoning Hearing Board on Z15-19 – True North Wellness Services, requesting a variance to Section 204.2 (Uses by Right) which they are changing to Special Exception for the use of a Medical Clinic and Facility, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 6-0 vote.

The Planners received the following waiver or exoneration requests: None.

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).

Jim Piat, Woodhaven Homes, represented this plan. He stated they have been working on a revised sewer plan which will require a change in the pump station design and needed to update the Erosion and Sediment Plan. The revised plans will be submitted the week of October 5, 2015.

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.

P04-26 –STONEWICKE, J.A. Myers Building & Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 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.

P08-20 – PARK HILLS MANOR, N.W. corner of Manor Street and Hammond Avenue, Hanover, PA, 17331. A preliminary subdivision/land development for 9 townhouse units in the R-8 zone. There was no action taken on this plan.

P14-08 - BROOKSIDE HEIGHTS - PHASE 2, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single - family attached dwellings. The property is located south of York Street and east of Brookside Avenue in the R-8 zone. There was no action taken on this plan.

P15-03 – AQUAPHOENIX – GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an addition for manufacturing and warehouse. The property is located at 12 Industrial Drive in the Industrial Zone. This plan was previously approved by the Board of Commissioners but not recorded with York County. There was no action taken on this plan.

ANITA MILLER SKETCH PLAN, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A sketch plan submitted for review. The property is located on the east side of Beck Mill Road in the R-22 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.

Scott Barnhart, Burkentine and Sons, represented this plan. They are proposing storage units for a property within the Industrial Zone that currently has a rental house that will be torn down. The property has on site sewer that will be removed and public water. They are not proposing sewer for the property with the intent that they would not be using the water except to water the grass. They have proposed several storage units and a larger building for storage by Burkentine and Sons. Mr. Barnhart is assuming the storage area will have twenty four access. Mr. Barnhart asked what improvements to the road will be the Township requesting. The Committee wants the improvements as required by the Subdivision and Land Development Ordinance.

P15-15 – D & R BEAN, LLC, D & R Bean, LLC, P.O. Box 41, Spring Grove, PA 17362. A final land development plan submitted in order to construct a food manufacturing, storage warehouse and offices facility. The property is located at 25 Industrial Drive in the Industrial Zone. There was no action taken on this plan.

Scott Barnhart, Burkentine and Sons, stated that they would like to construct Breezewood Drive without the approved Phase II PineBrooke land development plan. Engineer Bortner stated that they have preliminary plan approval which lays out the road. The Breezewood Drive Project had a redesign of Breezewood Drive that affects this construction. The road will not be built to the approved Pine Brooke preliminary plan. Engineer Bortner stated this is a risk to have the road installed without an approved plan. The benefit is the curve will be straightened out. Burkentine will be attending the Public Works meeting on October 6, 2015.

The meeting adjourned at approximately 7:59 p.m.

Respectfully submitted,

Kristina Rodgers, Recording Secretary