

PENN TOWNSHIP PLANNING COMMISSION
JANUARY 5, 2012

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on January 5, 2012 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Daniel Goldsmith, Paul McAndrew, Fred Marsh and David Quinn along with Township Engineer Eric Bortner and Zoning Officer John Menges.

The Planning Commission then took action to reorganize. Planners McAndrew/Marsh moved to nominate Ray Van de Castle as Chairman. Motion carried unanimously.

Planners Van de Castle/Quinn moved to nominate Paul McAndrew as Vice-Chairman of the Planning Commission. The motion carried unanimously.

The December 1, 2011 Planning Commission minutes were approved as submitted with Planner Klunk abstaining.

The Planners received the following zoning appeals and made the following recommendations to the Zoning Hearing Board:

Z12- 01 – BROOKSIDE LLC, 330 Dubs Church Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Uses by Special Exception) in order to construct multi-family dwellings. The property is located on Brookside Avenue in the R-8 zone.

Scott Barnhart and Michael Burkentine, Burkentine and Sons, and Ted Decker, Group Hanover represented this request. The property is located off of York Street behind the old Seick Florist property where the green houses were located. Mr. Barnhart explained the land development plan that was previously given preliminary approval. The plan was approved for sixty eight duplex units which they are not currently able to sell. They are now showing 115 townhouses between York Street to Charles Avenue on either side of South Center Street. This will be an increase of forty seven units. This is the maximum units allowed but could be reduced due to the required improvements. The street layout is the same as previously presented. They are trying to minimize the engineering changes due to plan having preliminary approval. The lot sizes will need to be changed. They will have to discuss certain issues with the Township including phasing and the installation of utilities. They have met with the Township Zoning Officer, Engineer and Manager about these concerns. Brookside Avenue is going to be widened on the developer's property. Center Street will eventually come the whole way through the development. There is another development that would have to be constructed for the road to connect the entire way through which is controlled by Mummert Enterprises. All the townhouses will have driveways and garages. Mr. Barnhart stated that the sewer line will have to be installed with the first phase and that the Charles Avenue improvements will be done first and will include the utility improvements. Mr. Barnhart stated that the traffic study will need to be reevaluated for the additional proposed homes. Mr. Barnhart has spoken to Terry Grove of Grove Engineering about updating the study with the proposed changes. The installation of the traffic signal will have to be addressed with the Board of Commissioners. The traffic from this development will travel on Baer Avenue. Mr. Barnhart stated that fifty homes will need to be constructed to meet the requirements of the municipalities planning code of twenty five percent of the

homes need to be constructed in phase one. The sewer will flow into the Township's new interceptor. The developer will be paying recreational fees instead of installing a recreation area. Mr. Barnhart stated that they have the signal permit for Center Street. The Commission expressed concern about the traffic that is going on Baer Avenue and the improvements to Center Street that will need to be made prior to construction. Many of the members stated that the construction of the intersection needs to be completed before the construction of any development. Mr. Barnhart stated that even if they were not asking for the special exception they would still be before the Board of Commissioners for constructing the development in phases. Zoning Menges informed Mr. Barnhart that he will need to meet all the requirements of Section 628 of the Penn Township Zoning Ordinance for the construction of multi-family dwellings.

Planners McAndrew/Goldsmith moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z12-01 – Brookside LLC, requesting a special exception to Section 202.2 (Uses by Special Exception) in order to construct multi-family dwellings, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e) with the stipulation the traffic light at York and Center Street be operational and approved by Penn Dot prior to any use and occupancy permit being issued for this development with twenty-five percent of the construction being done in the first phase. 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). 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.

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 TOWNSHOUSES, 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.

P07-27 – STERLING BROWN, 200 High Rock Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located on Youngs Road in the R/C zone. There was no action taken on this plan.

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial 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.

P09-10 - AMERICAN HOME CONTRACTORS LLC, Patrick Buhl, P.O. Box #132, Glenville, PA 17329. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 792-792 Baltimore Street in the Highway/Business Zone. There was no action taken on this plan.

P10 – 12 – YORK VILLAGE APARTMENTS, LCL – York Village Associates, L.P., 199 Baldwin Road, Suite 140, Parsippany, NJ 07054. A preliminary/final reverse subdivision and land development plan submitted in order to construct two (2) multi-family dwellings consisting of 15 units total and office building. The property is located on West Alvin Avenue in the A/O zone. There is no action taken on this plan.

P11-07 – SNYDER’S – LANCE, INC. RESEARCH AND DEVELOPMENT CENTER, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a research and development center/medical clinic. The property is located at 1401 York Street across from the Snyder’s Factory in the Industrial and R-15 zones. There was no action taken on this plan.

P11-13 – GIOVANNI’S PIZZA & ITALIAN RESTAURANT, Giovanni and Jessica Farone, 646 Blooming Grove Road, Hanover, PA 17331. A final subdivision and land development plan submitted in order to construct additional parking area. The property is located at the intersection of Blooming Grove Road and Hoff Road in the R-40 zone. There was no action taken on this plan.

P11-15 – JACKIE A. & MARY L. HOFFMAN, Jackie A. Hoffman, 123 Beck Mill Road, Hanover, PA 17331. A final subdivision plan submitted in order to create three residential lots. The property is located at 123 Beck Mill Road in the R-15 zone.

Ted Decker, Group Hanover, represented this plan. This plan has previously been before the Commission for a zoning variance. This subdivision will create two vacant lots along with a lot with

improvements. Mr. and Mrs. Hoffman will be selling the house but keeping the two vacant lots. York County Planning Commission comments have been addressed.

Planners Quinn/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 6-0 vote.

P12-01 – STEPHEN C. & JOAN M. SMITH, 1234 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 3265 Grandview Drive in the R-15 zone. There was no action taken on this plan.

The meeting adjourned at approximately 7:42 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
FEBRUARY 2, 2012

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on February 2, 2012 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Fred Marsh and David Quinn along with Township Engineer Eric Bortner and Zoning Officer John Menges.

Planners Marsh/Klunk moved to nominate David Quinn as vice president since Paul McAndrew has taken a position on the Zoning Hearing Board. Motion carried.

The January 5, 2012 Planning Commission minutes were approved as submitted.

The Planners received the following zoning appeals and made the following recommendations to the Zoning Hearing Board:

Z12-03 – SHAI IVGI, 532 Baer Avenue, 2nd Floor, Hanover, PA 17331. Applicant is requesting a variance to Section 206.2 (uses) in order to operate a one-chair hair salon. The property is located at 819 York Street in the A/O zone.

Shai Ivgi represented the case. Mr. Ivgi is interested in purchasing the property at 819 York Street from the Halters. This property is located on the southwestern corner of the intersection of York Street and the proposed Center Street, and opposite the property owned by the Township and to the front of property owned by Paul Burkentine. The location is where a traffic signal is planned for York and Center streets. The alley adjacent to this property is not currently built to Township specifications but will be constructed to a thirty-four foot cart way when the traffic signal is constructed. The garage to the rear of the property could be removed and relocated due the proposed improvements to the street, or it could just be eliminated. The area would be turned into parking after the garage is moved. Mr. Ivgi will live upstairs and operate the salon downstairs. He has spoken to contractors about installing a parking area as the lot currently exists or tearing the garage down and installing a larger parking area. He stated he very seldom has more than one customer at a time. Zoning Officer Menges stated that the minimum number of parking spaces required would be three. Mr. Ivgi is considering the idea of walk-in customers but currently does everything by appointment. There is a lawn area next to the house that he would be willing to turn into parking spaces but some of this area will be taken during the construction of the road. The house to the rear of the property will have the porch removed for the street widening. Mr. Burkentine, who owns the house to the rear, will be responsible for relocating the garage, which can be moved behind the house. Zoning Officer Menges noted that if Mr. Ivgi tears down the garage and wants to expand the parking area it will fall under a commercial development and be subject to land development requirements. Mr. Ivgi is also going to purchase the house next door, which has a two car garage. There is some parking available at the second home that will be eliminated when the street improvements are completed.

Planners Quinn/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z12-03 - Shai Ivgi requesting a variance to Section 206.2 (Uses) in order to

operate a one-chair hair salon as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 4-0 vote.

Z12-04- RITA M. NEIDERER c/o RUSSELL NEIDERER II, 30 Radio Road, Hanover, PA 17331. Applicant is requesting a variance to Sections 203.3 (Area and Bulk), 208.3 (Area and Bulk) and 306.3.b.2 (Non-Residential Access Driveway Setbacks) due to the existing property descriptions which were created prior to the current Penn Township Zoning Ordinance. The applicant is requesting certain modifications in order to subdivide existing business and personal property. The property is located at the southeast corner of High Street and Radio Road in the R-15 and H/B zones.

Russell Neiderer represented this request. Mr. Neiderer stated that his mother, Rita M. Neiderer, currently owns the property where the homes and business are situated. They are proposing to subdivide the property into three lots, two with residential homes and one with the warehouses on for the business. This will not be done until after his mother no longer owns the property. There is only one access to the property from Radio Road. They are proposing to revert back to the original property lines to the rear of the property. They will also have to install a driveway from Radio Road next to the other home close to the intersection of High Street to access the three warehouses that will be located on the new business lot. The sales office will be on the same property as the existing home being occupied by Mrs. Neiderer. The other home on the second residential property is being rented out. The warehouses will not meet the required setbacks. The property is currently landlocked. Neiderer Pools will still operate out of the sales office. The trucks are having difficulty making deliveries into the existing warehouses. There was some discussion about alternate driveways for the lots. Mr. Neiderer stated that he was advised that they could not come in through Savoy Drive in Hanover Borough. They did try a configuration off High Street but it was not feasible. There was some concern about keeping the access drive away from the other home. He stated that trucks only make deliveries during the regular businesses hours.

Planners Klunk/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z12-04- Rita M. Neiderer c/o Russell Neiderer II requesting a variance to Sections 203.3 (Area and Bulk), 208.3 (Area and Bulk) and 306.3.b.2 (Non -Residential Access Driveway-Setbacks) due to the existing property descriptions which were created prior to the current Penn Township Zoning Ordinance, the applicant is requesting certain modifications in order to subdivide existing business and personal property, as it meets the requirements for a variance set forth in Section 502.3 a) thru f) Motion carried on a 4-0 vote.

Z12-05 – WRD HANOVER, LP, 123 Coulter Avenue, Suite 200, Ardmore, PA 19003. Applicant is requesting a variance to Section 306.3a (Non-Residential Access Driveway) in order to construct a new access drive that will exceed the maximum number of drives per lot. The property is located at North Point Plaza on Eisenhower Drive in the H/B zone.

Ted Decker, GHI Engineers and Surveyors, and Karen Ward, WRD Hanover, LP represented the request. Mr. Decker provided a drawing showing the new configuration of the North Point Plaza (old Delco Plaza) with a new entrance off of Eisenhower Drive. PennDOT has limited access to the shopping center by not allowing left hand turns into and out of the Plaza entrance closest to Carlisle Street. PennDOT also will be installing a left turn lane on Eisenhower Drive at the entrance close to the

Township line. These changes are a result of the Carlisle Street Improvement Project being done by PennDOT. Ms. Ward stated that the property was purchased and marketed using Eisenhower Drive as the main entrance to the shopping center. The property was purchased about a year and half ago and ever since they have been trying to improve and upgrade the shopping center. About a year ago they submitted and had approved a land development plan showing the entrance from Eisenhower Drive. They were able to secure Pizza Hut because of this entrance. The pylon sign was also installed at the existing entrance. The properties located along Carlisle Street were also guaranteed this entrance by their lease agreement even though they have entrances along Carlisle Street. There is still 15,000 square feet of space that can be leased. The new entrance was designed as a three-way intersection rather than a four way. The third entrance to the shopping center along Eisenhower Drive is to the rear of the shopping center in Conewago Township. Mr. Decker reviewed the letter he submitted for the variance request. They feel it qualifies for a variance because it was a hardship created by a third party (PennDOT). The site distances were checked and exceed the requirements. The new entrance is almost half way between the two existing entrances. The new entrance will be aligned with the Nissan entrance. There was concern about safety if the first entrance of Carlisle Street was left available. It was the consensus that if this entrance was kept it that once stacking begins in the lanes along Eisenhower it would prevent vehicles from trying to make any illegal turns in and out of the center. The fire lane has been striped and cars can drive in the fire lane but not park there.

Members Quinn/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z12-05 - WRD Hanover, LP, requesting a variance to Section 306.3a (Non-Residential Access Driveway) in order to construct a new access drive that will exceed the maximum number of drives per lot, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 4-0 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). 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.

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.

P07-27 – STERLING BROWN, 200 High Rock Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located on Youngs Road in the R/C zone. There was no action taken on this plan.

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial 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.

P09-10 - AMERICAN HOME CONTRACTORS LLC, Patrick Buhl, P.O. Box #132, Glenville, PA 17329. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 792-792 Baltimore Street in the Highway/Business Zone. There was no action taken on this plan.

P10 – 12 – YORK VILLAGE APARTMENTS, LCL – York Village Associates, L.P., 199 Baldwin Road, Suite 140, Parsippany, NJ 07054. A preliminary/final reverse subdivision and land development plan submitted in order to construct two (2) multi-family dwellings consisting of 15 units total and office building. The property is located on West Alvin Avenue in the A/O zone. There is no action taken on this plan.

P12-01 – STEPHEN C. & JOAN M. SMITH, 1234 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 3265 Grandview Drive in the R-15 zone.

Ted Decker, GHI Engineer and Surveyors, represented this plan. This property is located at the intersection of Grandview Road and Melodie Lane. The concern is for the rear setbacks of the newly created lots and the placement of existing sheds in relationship to the new property line. They will not meet the required setbacks. York County Planning Commission comments have not been received. The trailer that was on the lot has been removed. Melodie Lane goes from Grandview Road to Baltimore Street next to Sal's Pizza. It is a road not constructed to Township specifications.

P12-02 – NORTH POINT PLAZA-AMENDED LAND DEVELOPMENT PLAN, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. An amended final land development plan submitted in order to add a new entrance area. The property is located on the south western corner of the intersection of Eisenhower Drive and Carlisle Street in the Highway/Business zone.

Ted Decker, GHI Engineers and Surveyors, and Karen Ward, WRD Hanover, LLP represented this plan. The Committee reviewed the plan following the review of the zoning case. Mr. Decker reviewed the Township engineer's comments. York County Planning Commission comments included a comment about the existing entrance being a right-out and right-in only. There will be a small landscaped island installed in the parking lot.

Planners Van de Castle/Quinn moved for a favorable recommendation to the Penn Township Board of Commissioners on P12-02 – North Point Plaza Land Development Plan pending approval of zoning hearing board case Z12-05.

P12-03-KENNETH A. AND CINDY L. SHUROCK, 533 Meade Avenue, Hanover, PA 17331. A final add-on subdivision plan submitted in order to create a residential add-on lot. The property is located at 533 Meade Avenue in the R-8 zone. There was no action taken on this plan.

P12-04-BUFFALO WILD WINGS (GATEWAY HANOVER, LOT 5), GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an eating establishment. The property is located at 81 Wilson Avenue in the Shopping/Commercial zone. There was no action taken on this plan.

The meeting adjourned at approximately 8:19 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
MARCH 1, 2012

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on March 1, 2012 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Fred Marsh and David Quinn along with Township Engineer Eric Bortner and Zoning Officer John Menges. Planner Goldsmith was absent with notice.

The February 2, 2012 Planning Commission minutes were approved as submitted.

The Planners received the following zoning appeals and made the following recommendations to the Zoning Hearing Board: **None**

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). 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.

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.

P07-27 – STERLING BROWN, 200 High Rock Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located on Youngs Road in the R/C zone. There was no action taken on this plan.

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial 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.

P09-10 - AMERICAN HOME CONTRACTORS LLC, Patrick Buhl, P.O. Box #132, Glenville, PA 17329. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 792-792 Baltimore Street in the Highway/Business Zone. There was no action taken on this plan.

P10 – 12 – YORK VILLAGE APARTMENTS, LCL – York Village Associates, L.P., 199 Baldwin Road, Suite 140, Parsippany, NJ 07054. A preliminary/final reverse subdivision and land development plan submitted in order to construct two (2) multi-family dwellings consisting of 15 units total and office building. The property is located on West Alvin Avenue in the A/O zone. There is no action taken on this plan.

P12-01 – STEPHEN C. & JOAN M. SMITH, 1234 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 3265 Grandview Drive in the R-15 zone.

Gerry Funke, GHI Engineers and Surveyors represented this plan. They are resubdividing two existing lots into a different two-lot configuration. The shed to be removed on the plan has already been removed. The subdivision also allows access for utilities from Grandview Road along the property line. They already have electricity but this would allow them access to public water and public sewer.

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

P12-03-KENNETH A. AND CINDY L. SHUROCK, 533 Meade Avenue, Hanover, PA 17331. A final add-on subdivision plan submitted in order to create a residential add-on lot. The property is located at 533 Meade Avenue in the R-8 zone. There was no action taken on this plan.

Reg Baugher, Hanover Land Services, represent this plan. The Shurocks currently own two lots and would like to combine them into one. They are intending to remove the mobile home and build a new home on the property. The properties as they currently exist are two taxed parcels with two separate deeds. York County Planning Commission comments have been received and addressed. York County comments indicated concern about some of the improvements that were made on the empty lot because they will affect the lot coverage requirements. The Shurocks will remove some of the improvements when the contractor is on site. The lot was previously owned by an adjacent neighbor and sold to the Shurocks.

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

P12-04-BUFFALO WILD WINGS (GATEWAY HANOVER, LOT 5), GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an eating establishment. The property is located at 81 Wilson Avenue in the Shopping/Commercial zone.

Gerry Funke, GHI Engineer and Surveyors, and Allen Smith and Gary LeFevre, Conewago Contractors represented this plan. The Buffalo Wild Wings will be constructed next to the Fulton Bank located at the Gateway Shopping Center along Wilson Avenue. The main entrance will face Wilson Avenue. There will be landscaping around the facility. York County Planning Commission comments have been received and reviewed with the Township Engineer and corrected as needed.

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

P12-05 – HANOVER BIBLE BAPTIST, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17731. A final subdivision plan submitted in order to create two (2) commercial lots. The property is located at 897 ½ Baltimore Street in the Shopping/Commercial zone. No action was taken on this plan.

The meeting adjourned at approximately 7:19 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
MAY 3, 2012

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on May 3, 2012 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Fred Marsh, Stephen Roth and David Quinn along with Township Engineer Eric Bortner and Zoning Officer John Menges. Planner Goldsmith was absent with notice.

The March 1, 2012 Planning Commission minutes were approved as submitted. There was no meeting held on April 5, 2012.

The Planners received the following zoning appeals and made the following recommendations to the Zoning Hearing Board: **None**

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). 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.

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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.

P07-27 – STERLING BROWN, 200 High Rock Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located on Youngs Road in the R/C zone. There was no action taken on this plan.

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial 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.

P09-10 - AMERICAN HOME CONTRACTORS LLC, Patrick Buhl, P.O. Box #132, Glenville, PA 17329. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 792-792 Baltimore Street in the Highway/Business Zone. There was no action taken on this plan.

P10 – 12 – YORK VILLAGE APARTMENTS, LCL – York Village Associates, L.P., 199 Baldwin Road, Suite 140, Parsippany, NJ 07054. A preliminary/final reverse subdivision and land development plan submitted in order to construct two (2) multi-family dwellings consisting of 15 units total and office building. The property is located on West Alvin Avenue in the A/O zone. There is no action taken on this plan.

P12-05 – HANOVER BIBLE BAPTIST, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17731. A final subdivision plan submitted in order to create two (2) commercial lots. The property is located at 897 ½ Baltimore Street in the Shopping/Commercial zone. No action was taken on this plan.

P12-06 – LOTS 3, 7, 8, 9, & 10 at GATEWAY HANOVER, Conewago North Ridge Partners, L.P. 610 Edgegrove Road, Hanover, PA 17331. A re-subdivision and land development plan submitted to revise internal lot lines. The property is located northeast of Carlisle Pike (SR-94) and Eisenhower Drive in the Shopping/Commercial zone.

Dennis Reichel, HRG, and Alan Smith, Conewago North Ridge Partners, represented this plan. They are proposing to revise lots three, seven, eight, nine and ten within the approved Gateway Shopping Center. Lots three and eight are completely within Penn Township. The remaining proposed stores on lot three have been reconfigured to meet the new plan. Lot eight will have a gas station on it for the store that is occupying lot ten. Lot ten is located in both Penn Township and Hanover Borough but the retail building will be located within the Borough and the parking lot within Penn Township. There have been numerous zoning hearing board approvals for the property that date back to 2002 and 2003. The final subdivision and land development plan was approved in 2010. Mr. Reichel noted that HRG and Conewago meet with Township staff in November of 2011 to review the proposed subdivision changes. They are re-subdividing lot ten to include four additional acres of land from lot three. There is about a tenth of an acre change in lots seven, eight and nine to accommodate the gas station. They are reducing

the square footage of the proposed stores on lot three by about 44,000 square feet. There are only two stores, thirteen and fourteen, that have not been built but the improvements have been installed. The last store built in the strip was Sportsman's Liquidators. The developers will be doing some reconfiguration of parking areas due to the change in the subdivision. They have a previously approved Erosion and Sediment plan and NPDES permit. They will follow up with a submission to York County Conservation. They have sewer and water capacity and have prepared reports for the previous approved plan. Landscaping and lighting mimics what was on the previously approved plan. They will be proposing LED lighting on lots ten and eight due to the tenant requirements. The square footage of the store on lot ten has increased during the negotiations for the store. They are requesting 136,000 square feet of store space instead of the previously approved 105,000 square feet. The store has been rotated from the previously approved plan and will face inward toward the Gateway Shopping Center instead of facing Wilson Avenue. The access points will remain the same as currently constructed. They are providing an entrance off of the access drive through the shopping center, which will help the flow of traffic around the facility. There will be a separate entrance for delivery trucks on lot ten that will include a turn around area. There is a net loss of about 12,000 to 13,000 square feet of retail space. Mr. Smith explained the layout and slopes of the site. The new tenant on lots ten and eight does not like porous pavement so the developer will be installing asphalt for the parking lot. There will be no additional pylon signage. The store and the service station will open at about the same time next year. They have submitted the plans to the Borough of Hanover and York County Planning Commission. YCPC comments have not been received and the plan will not be formally filed with the Penn Township Board of Commissioners until May 21, 2012.

The meeting adjourned at approximately 7:25 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
JUNE 7, 2012

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on June 7, 2012 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk and David Quinn along with Township Engineer Eric Bortner and Zoning Officer John Menges. Planner Roth was absent with notice.

Roll call was taken and a quorum of members was not present. There was no further discussion and the meeting was adjourned.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
JULY 5, 2012

Vice Chairman David Quinn called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on July 5, 2012 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Stephen Roth, Wendell Felix and David Baker along with Matt Swanner and Zoning Officer John Menges. Planner Ray Van de Castle was absent with notice.

The May 3, 2012 Planning Commission minutes were approved as submitted with Planners Felix and Baker abstaining. The June meeting did not have a quorum.

The Planners received the following zoning appeals and made the following recommendations to the Zoning Hearing Board: **None**

The Planners received the following waiver or exoneration requests:

Hanover Land Services, Inc., on behalf of Matt Dietrich, is requesting a waiver to Section 605 (Landscaping and Bufferyards) of Penn Township Subdivision and Land Development Ordinance in regards to his land development plan. The property is located at MEM Automotive at 936 York Street rear.

Mark Riddle, Hanover Land Services, represented this request. They are requesting a waiver of the landscaping requirements on two sides of the property. The waiver is for the west and north side of the property because the property is abutted by commercial and/or industrial on those sides. They stated a buffer has already been approved for the South Western School District property so they feel an additional buffer is not needed. Mr. Riddle described the fence that would be installed. There was a zoning variance approved for the use in September 2008 and some of the conditions of the variance have not been met. Planner Klunk read the conditions that were placed on the request including a fence that was never installed. Zoning Officer Menges stated that the requirement that all scrap vehicles be in and out of the lot within sixty days is unenforceable because he has no way to monitor the movement of the vehicles. Prior to 2008 there was a request for a variance for a land development to sell mulch and stone that was denied. The building will be used to strip cars. It was noted that the facility would need to have public water and sewer and meet the requirements of the fire code. Zoning Officer Menges stated that a use and occupancy certificate would not be released until all the conditions of the land development plan are met. There was some discussion as to what is currently on the adjacent properties including the South Western School District property and the Bruce Jones property.

Planners Baker/Roth moved that the request be tabled until the property owner is present to answer questions regarding the request. Motion carried on a 5-0 vote.

GHI Engineers and Surveyors, on behalf of McClarin Plastics, Inc., is requesting a waiver to Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance in regards to their land development plan. The property is located at 15 Industrial Drive.

Gerry Funke, Group Hanover Inc., represented this request. They are proposing a two-story addition to their existing office building and installation of a parking lot. They are making the request because the use is consistent with the surrounding area. It is an industrial use in the industrial zone. The land development comments from York County Planning Commission and Township Engineer Bortner have been addressed.

Planners Felix/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on 5-0 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.

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 TOWNSHOUSES, 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.

P07-27 – STERLING BROWN, 200 High Rock Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located on Youngs Road in the R/C zone. There was no action taken on this plan.

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial 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.

P09-10 - AMERICAN HOME CONTRACTORS LLC, Patrick Buhl, P.O. Box #132, Glenville, PA 17329. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 792-792 Baltimore Street in the Highway/Business Zone. There was no action taken on this plan.

P10 – 12 – YORK VILLAGE APARTMENTS, LCL – York Village Associates, L.P., 199 Baldwin Road, Suite 140, Parsippany, NJ 07054. A preliminary/final reverse subdivision and land development plan submitted in order to construct two (2) multi-family dwellings consisting of 15 units total and office building. The property is located on West Alvin Avenue in the A/O zone.
There is no action taken on this plan.

P12-05 – HANOVER BIBLE BAPTIST, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17731. A final subdivision plan submitted in order to create two (2) commercial lots. The property is located at 897 ½ Baltimore Street in the Shopping/Commercial zone. No action was taken on this plan.

P12-06 – LOTS 3, 7, 8, 9, & 10 at GATEWAY HANOVER, Conewago North Ridge Partners, L.P. 610 Edgegrove Road, Hanover, PA 17331. A re-subdivision and land development plan submitted to revise internal lot lines. The property is located northeast of Carlisle Pike (SR-94) and Eisenhower Drive in the Shopping/Commercial zone.

Alan Smith, Conewago Contractors, and Dennis Reichel, HRG, represented the plan. York County Planning Commission comments have been addressed. The developers were present at the May planning commission meeting to discuss the changes of the plan. Mr. Reichel reviewed the history of the plan for the benefit of the new members of the planning commission. They are resubdividing lot ten to accommodate a new layout for the tenant. They have changed the parking and are flipping about four acres of land between lots 3 and 10. They will be reconfiguring lots 13 and 14 within Penn Township. Lot 10 is within Hanover Borough and will contain a retail establishment. The plan has been reviewed by the Hanover Borough Council and is awaiting approval from Penn Township. There are no improvements currently being shown on lots 7 and 9 and lot 8 will contain a fueling station for lot 10. Mr. Smith explained the traffic patterns for the gas kiosk. There will be a private access drive to enter the gas station but there will be no direct access to the gas station from Wilson Avenue. The stormwater will match the plan previously approved. They will meet with York County Conservation to review the erosion and sedimentation control plan. The lighting and landscape plans will be the same as in the approved plan but the tenant on lot 10 will be using LED lighting. There is some concern about the proposed LED lighting as it may not be permitted by the Township's Streetlight Ordinance. The tenant uses the LED lights to promote green technology. The Township has been using LED lights in other parts of the Township. Zoning Officer Menges stated he would review the lighting ordinance and inform the developer if a waiver would need to be requested for the lighting plan.

Planners Roth/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan pending approval of the proposed LED lighting by the Board of Commissioners. Motion carried 5-0.

P12-07- MEM AUTOMOTIVE, Matthew S. Dietrich, 936 York Street, Hanover, PA 17331. A final land development plan submitted in order to construct a building. The property is located at the rear of 936 York Street in the Highway/Business zone. There was no action taken on this plan.

P12-08- McCLARIN PLASTICS, INC., - OFFICE & PARKING ADDITION, GHI Engineers & Surveyors. 213 Carlisle Street, Hanover, PA 17331. A final land development plans submitted in order to construct an office and parking addition. The property is located at 15 Industrial Drive in the Industrial Zone.

Gerry Funke, GHI, represented this plan. This plan was discussed during the waiver requests.

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

P12-09- JAMES D. STRAUSS, JR. & JEAN M. STRAUSS, 610 Saturn Avenue, Sarasota, FL 34243, A final add-on subdivision submitted in order to create a residential add-on lot. The property is located 601-604 York Street in the R-8 zone.

Mark Riddle, Hanover Land Services, represented this request. He stated that the plan reflects the lots as they are on the tax map, which is different than the deed description. The deeds describe the property with the lot line going through the existing building. This subdivision will eliminate the problem and have the parcels reflect the tax map. They have received and addressed York County Planning Commission comments. There is a buyer interested in lot 2. The lots do not meet the requirements of the Apartment/Office zone. It is believed there was a deed recorded incorrectly that created the problem.

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

P12-10- THE MARITAL TRUST FOR THE BENEFIT OF RITA M. NEIDERER, 30 Radio Road, Hanover, PA 17331. A final subdivision plan submitted in order to divide commercial lot from the residential lots. The property is located at 30 Radio Road in the R-15 and Highway/Business zone.

Mark Riddle, Hanover Land Services, represented this request. This property contains the pool sales business along with some storage and a home. He is looking for an initial review of the plan as they have just received York County Planning Commission comments and he does not have a sewer module. This plan will create three lots. One lot will contain the business, one lot will contain the home and the final lot will contain the storage for the business. Lot two will have one hundred feet of frontage on Radio Road where the access to the property will be located. It was noted that the variances approved by the Penn Township Zoning Hearing Board need to be on the plan along with the date they were approved.

Planner Baker/Roth moved to table the plan until the variances and the special exceptions are noted on the plan.

The meeting adjourned at approximately 7:57 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
AUGUST 2, 2012

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on August 2, 2012 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Wendell Felix and Stephen Roth along with Zoning Officer John Menges. Planners Quinn and Baker were absent.

The July 5, 2012 Planning Commission minutes were approved as submitted.

The Planners received the following zoning appeals and made the following recommendations to the Zoning Hearing Board: **None**

The Planners received the following waiver or exoneration requests:

Hanover Land Services, Inc., on behalf of Matt Dietrich, MEM Automotive, is requesting a waiver to Section 605 (Landscaping and Bufferyards) of Penn Township Subdivision and Land Development Ordinance in regards to his land development plan. The property is located at 936 York Street rear.

Dave Stair, Hanover Land Services, and Matt Dietrich, owner, represented this request. They are requesting a waiver of the buffer yard requirements along the western and northern property lines. The property owner proposed to install a vegetative landscape buffer of a lesser width than required and install an 8-foot high privacy fence per the previously approved variance request. Mr. Stair stated that a zoning variance was granted to Matt Dietrich in 2008 to use the property for dismantling vehicles. Some of the conditions of the variance have been incorporated into the land development plan for a new building, which was submitted earlier this year. They will be installing a wood privacy fence along three sides of the property. They are requesting a modification because there is not a detail for a type-five landscape buffer with a solid wood fence. They want permission to install a solid wood fence with a 15-foot landscape buffer on the western side of the property and a 10-foot landscape buffer on the northern side. Alvin Street is a paper street adjacent to the property. The South Western School District land development plan provides a 50-foot landscape buffer along the paper street. Mr. Stair noted that the paper street has a 50-foot right of way along with South Western's buffer yard and the 10 feet of buffer yard they are proposing will be sufficient to cover the intent of the ordinance. The lot is currently an open lot with some paving.

There is a chain link fence along the alley and the Bruce Jones property and a wood fence around part of the property. The proposed sewer line will come along the side of the MEM property. Mr. Dietrich noted that when he went to pull a permit for a fence the zoning officer recommended he wait until the sewer interceptor work on his property had been completed. There are some storage trailers on the property. The dismantling of vehicles will be done in the building rather than outside. Mr. Dietrich sells the parts on eBay. There was some discussion about the conditions placed on the zoning hearing board variance that was granted. There was a concern about a fence that was not constructed per the variance approval. The fence can be placed on the property line. There was concern about follow through on any approval that is given. The property will have to have water and sewer. Mr. Stair provided a copy of the proposed land development plan for the site. The Planners discussed making sure that everything on the land development plan is completed prior to the issuance of an occupancy permit. There was some discussion about the properties located around the Dietrich property and what landscaping they have. Mr.

Stair reviewed the vegetation that will be planted along with the fence. Zoning Officer Menges noted that there have been some problems with landscaping because of plantings that are not replaced when they died. It was noted that if the property owner and adjacent property owner have an agreement for a shared fence that would be acceptable.

Planners Klunk/Felix moved for a favorable recommendation to the Penn Township Board of Commissioners with a condition that all improvements on the plan be completed prior to the use and occupancy permit being issued. Motion carried on a 4-0 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.

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 TOWNSHOUSES, 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.

P07-27 – STERLING BROWN, 200 High Rock Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located on Youngs Road in the R/C zone. There was no action taken on this plan.

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial 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.

P09-10 - AMERICAN HOME CONTRACTORS LLC, Patrick Buhl, P.O. Box #132, Glenville, PA 17329. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 792-792 Baltimore Street in the Highway/Business Zone. There was no action taken on this plan.

P10 – 12 – YORK VILLAGE APARTMENTS, LCL – York Village Associates, L.P., 199 Baldwin Road, Suite 140, Parsippany, NJ 07054. A preliminary/final reverse subdivision and land development plan submitted in order to construct two (2) multi-family dwellings consisting of 15 units total and office building. The property is located on West Alvin Avenue in the A/O zone.
There is no action taken on this plan.

P12-05 – HANOVER BIBLE BAPTIST, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17731. A final subdivision plan submitted in order to create two (2) commercial lots. The property is located at 897 ½ Baltimore Street in the Shopping/Commercial zone. No action was taken on this plan.

P12-07- MEM AUTOMOTIVE, Matthew S. Dietrich, 936 York Street, Hanover, PA 17331. A final land development plan submitted in order to construct a building. The property is located at the rear of 936 York Street in the Highway/Business zone. There was no action taken on this plan.

P12-10- THE MARITAL TRUST FOR THE BENEFIT OF RITA M. NEIDERER, 30 Radio Road, Hanover, PA 17331. A final subdivision plan submitted in order to divide commercial lot from the residential lots. The property is located at 30 Radio Road in the R-15 and Highway/Business zone.

Dave Stair, Hanover Land Services, represented this request. There are five pieces of land that make up nine to ten acres of property. They are trying to clean up the deeds to make three parcels instead of five. One parcel will have the existing brick dwelling, the pool sales office and the existing parking lot. Lot two will have a hundred foot strip to radio road and all the outbuildings used for the pool business. It will not be connected to the home and can be used as a separate business in the future. The third tract will have the remainder of the land and a small dwelling. York County Planning commission comments have been received and reviewed. The plan is essentially shifting lot lines. The variances have been added to the plan. The planning module has not been approved. Township Secretary Rodgers noted that Township Engineer Bortner was satisfied with the plan except that it needed a planning module.

Planners Van de Castle/Klunk moved for a favorable recommendation to the Penn Township Board of Commissioners pending the approval of the planning module. Motion carried on a 3-0 vote with Planner Felix casting the dissenting vote.

The meeting adjourned at approximately 7:44 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
SEPTEMBER 6, 2012

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on September 6, 2012 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Wendell Felix, Stephen Roth, David Quinn, David Baker along with Zoning Officer John Menges and Township Engineer Bortner.

Reviewing the minutes from the meeting on August 2, 2012, Planner Van de Castle noted that the vote on plan P12-10, The Marital Trust for the Benefit of Rita M. Neiderer should be changed to 3-1 with Planner Felix casting the dissenting vote. The minutes were approved as corrected.

Zoning Officer Menges noted that he has received Act 537 Sewer Planning Modules for the Rita M. Neiderer subdivision plan, the Matthew S. Dietrich (MEM) land development plan, and the Horak - Yorlets plan. He will complete the modules and forward to the appropriate parties.

The Planners received the following zoning appeals and made the following recommendations to the Zoning Hearing Board:

Z12-07 – E. BLAKE LIPPY, 248 Glenville Road, Hanover, PA 17331. Applicant is requesting a variance to Section 306.3 (Non Residential Access Driveway) b2) setbacks, all access drives shall be located at least ten (10) feet from any side and/or property lines; a variance to Section 306.3 d) access drive width, in no case shall any access drive cartway be less than eighteen (18) feet wide; a special exception to Section 311 (Street Access) the lot of any dwelling hereafter erected shall abut a public street unless otherwise authorized by Special Exception. The property is located at the rear of 903 Baltimore Street in the Shopping/Commercial zone.

Attorney Arthur Becker and E. Blake Lippy represented this request. The existing property at 903 rear Baltimore Street is a parking lot which is a permitted use in the shopping commercial zone. The applicant is requesting a dimensional variance for the property. Attorney Becker referenced Hirtzburg versus the zoning hearing board of Pittsburgh. He referenced this case so that the planners would know that they could consider multiple factors in deciding unnecessary hardship of the property owner regarding a variance request. There is a 14' wide alley that leads to the parking lot from Baltimore St.. There are two other properties within ten feet of the entrance to this property. He stated that this lot has unique physical characteristics that were not caused by the applicant. Attorney Becker provided a packet of information for the planners to review. Mr. Lippy confirmed that the application was the one he had submitted for the variance requests and that the information is true and correct. There is a settlement agreement for the property between the church and Mr. Lippy. Attorney Becker provided the background information with regards to the lot. Mr. Lippy confirmed that he purchased two parcels of land from the church, which are identified on exhibit A of the settlement agreement. Mr. Lippy paid approximately \$25,000 for both lots even though they were not subdivided from the main parcel. He will not receive the deed for the property until the zoning hearing board case is approved. He would like to record the deed to complete the sale. Exhibit 5 is the plan showing the perimeter of the property Mr. Lippy is to purchase if zoning approval is granted. Attorney Becker provided a copy of the approved 1991 permit for the existing parking lot. The parking lot is accessed from the adjacent alley. The alley is 14' wide but the ordinance requires an 18' access, which creates the first variance request. The entrance is within 8' and 3' of the

adjacent property, which creates the second variance request because the ordinance requires the entrance to be at least ten feet from the property line. Mr. Lippy stated that there is not a problem with reducing this distance because the property has been in operation, as it exists since 1991. There have been no accidents at this site per Mr. Lippy. The property will be used as a parking lot if the request is approved. Mr. Blake stated that the denial of the application would reduce the number of parking spaces for his business by seven. Mr. Blake described the properties that surround the parking lot.

At this point Attorney Becker pointed out the lot on a pictometry picture and explained the variance requests again. Attorney Becker stated that there was a land swap between Mr. Lippy and the church to clean up the deeds. The Eunique Hair Studio uses the parking lot, which is located in the house that fronts Baltimore Street. There are several paper streets in this area that have never been constructed over which fences have been installed. Mr. Lippy has an equitable interest in the land but does not have ownership until the deed is recorded. Attorney Becker stated that in two separate land purchases from the church in the 1990's Mr. Blake did not receive a deed. These were lease agreements that were not legal documents. Attorney Becker explained the lot swap between the property owners but according to York County the Church owns all the land. A settlement agreement was reached, however, and is contained in the packet.

Engineer Bortner stated that the issue in 1990, and still the issue today, is the access. He wanted to make sure the planners understood the request because a lot will be created that does not abut a public street. Engineer Bortner is also concerned because the plan presented as an exhibit for the zoning request is not the same plan formally filed and under review with the Penn Township Board of Commissioners as a subdivision request. The plan that has been filed is P12-05 Hanover Bible Baptist Plan, which is the one currently being reviewed by the Township. Zoning Officer Menges stated that there was no plan in the 1990's and that the deal was done on a handshake. Attorney Becker stated that the attorney who prepared the agreement at that time is no longer in practice and that lease agreements were signed for the property that Mr. Blake is purchasing. Attorney Becker stated that they had to clarify the agreements with the church and then get approval from the Township for the requested subdivision. He stated that the filed subdivision plan is not relevant and will be replaced by this plan if approved. Engineer Bortner is concerned about a plan being formally filed, reviewed and possibly approved while another plan, which is completely different, is going through the zoning approval process. Attorney Becker stated that if a variance is approved it cannot be modified. The settlement agreement requires that the church sign off on the deed if the variance is approved. Zoning Officer Menges stated that all the planners are discussing are the zoning requests. Another subdivision plan will need to be filed if the ZHB give their approval. The plan submitted with the zoning application is the plan they are asking to have reviewed. The storage shed may be removed.

According to Attorney Becker, the church is selling the property and is no longer in operation. They are waiting for the resolution to this problem before they can sell off their remaining land. The new property will have no road frontage to a public street. Mr. Becker stated that the application and exhibits outlined the reasons why the special exception is needed for the property. The property cannot be connected to the existing property with the hair salon. The option of Quiet Title was considered in order to obtain ownership of the alley but was rejected as the adjoining neighbors also use the alley to access their properties. There was discussion about creating an irregularly shaped building lot. Attorney Becker stated that anyone wanting to build on the lot would have to come back before the ZHB for a variance because there is no utility access. There was some concern about a developer purchasing the adjoining property and developing it and this property. Zoning Officer stated that the developer would have to

reverse subdivide the property to develop with the adjoining lot. Township Engineer Bortner asked the Zoning Officer how the Township would be able to deny a building permit if the case is approved?

Attorney Becker stated he would assume the Township would deny a building permit if Mr. Lippy applied for one after the lot is approved. Engineer Bortner again inquired as to what grounds we could deny the permit because the Township created the non-conforming lot with variance and special exception approval. Attorney Becker stated that a restriction could be placed on the lot that it be used for a parking lot only.

Zoning Officer Menges stated that in his opinion one plan has nothing to do with the other plan. Township Engineer Bortner recommended that if this happens in the future an amended subdivision land development plan should be submitted before a conflict like this occurs.

Planners Klunk/Baker moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z12-07 E. Blake Lippy requesting a variance to Section 306.3 (Non Residential Access Driveway, Section 306.3 d access drive width, and a special exception to Section 311 (Street Access) as it meets the requirements for a variance as set forth in Section 502.3 a) thru f) and the requirements for a special exception as set forth in Section 503.3 a) thru e) with the stipulation that any approval by the Zoning Hearing Board be conditioned with a restriction that lot number two be used for parking only. Motion carried 5-1 with Planner Felix casting the dissenting vote.

Z12-08 – CHRISTOPHER TRONE, 350 Third Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Uses by Special Exception) in order to construct townhouse rentals. The property is located at 96-100 Bowman Road in R-8 zone.

Christopher Trone, Trone Rental Properties, represented the request. He would like to construct multi-family townhouses at 96-100 Bowman Road. Mr. Trone provided subdivision plans and construction plans for the planners. He is looking to do a reverse subdivision of three parcels into one to construct 31 townhouse units that would be rental properties. Mr. Trone reviewed the requirements of the special exception and how he meets those requirements. The lot coverage is 22%. He is at 9.58 units per acre, which is below the ten units per acre allowed by the ordinance. There will be an entrance off of Bowman road and the road through the complex will be a one-way that will exit out onto Bowman Road. The road was changed from the initial design and they felt that a one-way would help control traffic flow and be safer due to the vicinity of the development to the school district. There will be signs as well as pavement marking to notify residents of the traffic flow. There is a 24' cartway within the complex but this will be discussed more during the land development process. Engineer Bortner stated that that one-way traffic flow is beneficial due to the 'S' turn in the direction of the school property, which makes it difficult to enter Bowman Road.

Planners Quinn/Roth moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z12-08 Christopher Trone, requesting a special exception to Section 202.2 (Uses by Special Exception in order to construct townhouse rentals as it meets requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 5-0-1 vote with Planner Felix abstaining.

Z12-09 – BROOKS RANKIN c/o R & R Fitness LLC, 1665 Broadway, Hanover, PA 17331. Applicant is requesting a variance to Section 303 (Off-Street Parking – Case #Z07 -08) in order to conduct outdoor activities. The property is located at 1665 Broadway in the S/C Zone.

Brooks Rankin represented this request. He is requesting a variance to conduct activities in the parking lot of Gold's Gym. He stated that the facility opened two years ago and they had an initial variance for parking and a special exception for use. He stated that a small portion of the parking lot is used for outdoor activities including small boot camps. These activities occur on Saturdays and there have been complaints by the neighbor about noise. He would like a variance to continue the outdoor activities with some restrictions. The initial variance was for a reduction in the number of parking spaces and included a condition of "no outdoor activities". He stated that the variance requirement had slipped their minds and they were only complying with what the clients were requesting. The outside activities occur between 8 AM to 8 PM. The outside exercise groups can consist of as many as ten individuals but usually it is just an individual with a trainer. The tractor tires are stored out side. Mr. Rankin stated this was not originally planned for the facility but they were able to acquire the equipment. The number of parking spaces required by ordinance is 600 but the number actually provided is 276, which was approved by the variance. The outside activities are conducted in the corner of the property closest to the Hickory Hills residential development. Mr. Rankin has not received complaints from the clients regarding a shortage of parking. Planner Felix read the letter sent from the zoning hearing board stating that the variance was approved with the condition of "no outdoor activities".

Planners Felix/Klunk moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case Z12-09 Brooks Rankin requesting a variance to Section 303 (Off-Street Parking – Case #Z07-08) in order to conduct outdoor activities because it does not meet the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 5-1 vote with Planner Roth casting the dissenting vote.

The Planners received the following waiver or exoneration requests:

Johnston and Associates, Inc. on behalf of Crosswinds Development Company Inc., is requesting a waiver from Section 505.k.1 and 603 (Sidewalks) of Penn Township Subdivision and Land Development Ordinance in regards to the Breezewood Drive Final Subdivision Plan.

Eric Johnston, Johnston and Associates, Inc., represented this request. A final land development plan has been submitted to the Township but they would like to modify the construction of the sidewalks for their plan. There are existing utility poles along Breezewood Drive that they are designing around. They are proposing to locate the new sidewalks behind the telephone poles on private property adding a note to the plan to alert the property owners that there is a pedestrian right-of-way or easement. The sidewalk would be constructed out of the right-of-way on lots 1 through 12. The front setback would be pushed back if the sidewalk is constructed outside the normal right-of-way. The width of the grass strip will be 7 ½'. There was some discussion on when the sidewalk would be installed and whether it will be constructed the same as other sidewalks within the Township. Township Engineer Bortner stated that the sidewalk has to be in prior to the issuance of the Use and Occupancy permit.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried 6-0.

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.

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 TOWNSHOUSES, 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.

P07-27 – STERLING BROWN, 200 High Rock Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located on Youngs Road in the R/C zone. There was no action taken on this plan.

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial 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.

P09-10 - AMERICAN HOME CONTRACTORS LLC, Patrick Buhl, P.O. Box #132, Glenville, PA 17329. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 792-792 Baltimore Street in the Highway/Business Zone. There was no action taken on this plan.

P10 – 12 – YORK VILLAGE APARTMENTS, LCL – York Village Associates, L.P., 199 Baldwin Road, Suite 140, Parsippany, NJ 07054. A preliminary/final reverse subdivision and land development plan submitted in order to construct two (2) multi-family dwellings consisting of 15

units total and office building. The property is located on West Alvin Avenue in the A/O zone.
There is no action taken on this plan.

P12-05 – HANOVER BIBLE BAPTIST, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17731. A final subdivision plan submitted in order to create two (2) commercial lots. The property is located at 897 ½ Baltimore Street in the Shopping/Commercial zone. No action was taken on this plan.

P12-07- MEM AUTOMOTIVE, Matthew S. Dietrich, 936 York Street, Hanover, PA 17331. A final land development plan submitted in order to construct a building. The property is located at the rear of 936 York Street in the Highway/Business zone. There was no action taken on this plan.

P12-10- THE MARITAL TRUST FOR THE BENEFIT OF RITA M. NEIDERER, 30 Radio Road, Hanover, PA 17331. A final subdivision plan submitted in order to divide commercial lot from the residential lots. The property is located at 30 Radio Road in the R-15 and Highway/Business zone.
There was no action taken on this plan.

P12-11 – HAROLD G. & ANNA M. SHAFER SUBDIVISION, 1750 Youngs Road, Hanover, PA 17331. A final subdivision plan submitted in order to create an add-on lot to adjoining lands. The property is located at Youngs Road in the R-40 zone.

Ted Decker, Group Hanover, Inc., represented this plan. York County Planning Commission comments have been received and will be addressed. The plan will subdivide one piece of land from one property owner and be added on to the neighboring property. It is eight acres net. There was some discussion about the zoning on the property and if would remain the same. One owner will own the pond when the subdivision is completed.

Planners Quinn/Baker moved for a favorable recommendation on this plan to the Penn Township Board of Commissioners. Motion carried on a 6-0 vote.

P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Hanover, PA 17331. A final subdivision plan submitted in order to create twelve (12) lots to construct a single-family detached dwellings. The property is located on east side of Breezewood Drive approximately .5 mile south of York Street in the R-8 zone.

The meeting adjourned at approximately 8:47 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
OCTOBER 4, 2012

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on October 4, 2012 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Wendell Felix, Stephen Roth, David Baker along with Zoning Officer John Menges and Township Engineer Bortner. Planner David Quinn was absent with notice.

The Planners received the following zoning appeals and made the following recommendations to the Zoning Hearing Board:

Z10-12 - CHAD MARTIN, 541 BLOOMING GROVE ROAD, HANOVER, PA 17331. Applicant is requesting a variance to Section 303.2d (Development and Maintenance of Parking Facilities) in order to construct a driveway that does not meet ordinance requirements. The property is located 541 Blooming Grove Road in the R-40 zone.

Bob Utz, Molior Construction and Chad & Jennifer Martin represented the request. The Martins are requesting to construct a driveway at 541 Blooming Grove Road that will not meet the requirements of the zoning ordinance. They are requesting to gravel a portion of the driveway because of the costs associated with paving. In addition, the adjacent property owner will be using the driveway to access his farm fields. There were concerns about fire trucks being able to access the property. Mrs. Martin stated that there is a private drive coming from Laurel Drive that could be used to access the property in case of an emergency. Mr. Martin's uncle owns the private driveway and they are willing to see if they can get a letter from him to use the private drive for emergencies. The planners were still concerned about emergency vehicles being able to enter and exit the property. There was some discussion by the planners about other driveways that were given waivers as to how wide and long they were required to pave before they could change to stone. Mr. Martin noted that there is a fire hydrant at the corner of the property along Blooming Grove Road but the house will still be six hundred feet from the hydrant.

Planners Roth/Baker moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z10-12 - Chad Martin, 541 Blooming Grove Road, Hanover, PA 17331 requesting a variance to Section 303.2 d (development and maintenance of parking facilities) in order to construct a driveway that does not meet ordinance requirements as it meets the requirements of a variance as set forth in Section 502.3 a) thru f) with the stipulation there be fifty feet of paved driveway, fifteen feet wide, from Blooming Grove Road. It was also recommended that the Martins be allowed to eliminate fifty feet of black top near the house as long as the access is fifteen feet wide and they confirm with Fire Chief Cromer about the width of the driveway and other safety concerns. Motion carried 5-0.

Z12-11 – SOUTH WEST CROSSING LLC, 330 DUBS CHURCH ROAD, HANOVER, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct decks on multi family dwellings that encroach into the setback requirements. The property is located on Mustang Drive in the R-8 zone.

Scott Barnhart, Burkentine and Sons, represented this request. He provided an overview of the property and the construction that has been completed to date at South West Crossing. The buildings known as 8 through 13 Mustang Drive will be completed within two months and these are the homes that

they are requesting the deck variances for. They will have the entire project completed by next spring. These units are all rentals and are owned by Burkentine and Sons. Mr. Barnhart stated that it was not noticed until they went for the building permits that these units did not have decks. This is why they are now requesting the variance. The foundations are in and the homes are being constructed according to the approved plan. The house sits on the setback line. The rear property line is actually a front property line due to the location of the lot being near Crest Avenue, which is an unimproved alley. The applicant is requesting to install an 8' x 10' deck on the rear of these homes, which is the same deck that is installed on all of the rest of the homes in the development. The deck is constructed on the second level of the home. They would be about 8' to 10' off of the ground. Mr. Barnhart provided pictures of the area in question showing the existing homes and the location of the lot to Crest Avenue. There is a row of trees between the units and Crest Avenue that will remain when the projected is completed. The decks will blend into the trees. Burkentine and Sons maintain the exterior of the property. The plan required the relocation of sections of Crest Avenue by the developer, which has been completed. They also made improvements to Baer Avenue and Bowman Road. Mr. Barnhart provided pictures of the existing decks in the development. There are some single-family homes along Crest Avenue and some are double frontage lots. Zoning Officer Menges stated that none of the paper streets could be traveled. Zoning Officer Menges stated that a 4' by 4' step could be placed outside the door or they could put up railing in front of the door. Zoning Officer Menges stated that there were probably several houses in the Township that have had variances for decks but he could not name individual cases. It was noted again that this is front setback and not a rear setback.

Planners Klunk/Baker moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z12-11 - South West Crossing LLC, 330 Dubs Church Road, Hanover, PA, applicant requesting a variance to Section 202.3 (Area and Bulk) in order to construct decks on multi family dwellings that encroach in the setback requirements as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 3-2 vote with Planners Van de Castle and Felix casting the dissenting votes.

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). 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.

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.

P07-27 – STERLING BROWN, 200 High Rock Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located on Youngs Road in the R/C zone. There was no action taken on this plan.

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial 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.

P09-10 - AMERICAN HOME CONTRACTORS LLC, Patrick Buhl, P.O. Box #132, Glenville, PA 17329. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 792-792 Baltimore Street in the Highway/Business Zone. There was no action taken on this plan.

P10 – 12 – YORK VILLAGE APARTMENTS, LCL – York Village Associates, L.P., 199 Baldwin Road, Suite 140, Parsippany, NJ 07054. A preliminary/final reverse subdivision and land development plan submitted in order to construct two (2) multi-family dwellings consisting of 15 units total and office building. The property is located on West Alvin Avenue in the A/O zone. There is no action taken on this plan.

P12-07- MEM AUTOMOTIVE, Matthew S. Dietrich, 936 York Street, Hanover, PA 17331. A final land development plan submitted in order to construct a building. The property is located at the rear of 936 York Street in the Highway/Business zone. There was no action taken on this plan.

P12-10- THE MARITAL TRUST FOR THE BENEFIT OF RITA M. NEIDERER, 30 Radio Road, Hanover, PA 17331. A final subdivision plan submitted in order to divide commercial lot from the residential lots. The property is located at 30 Radio Road in the R-15 and Highway/Business zone. There was no action taken on this plan.

P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Hanover, PA 17331. A final subdivision plan submitted in order to create twelve (12)

lots to construct a single-family detached dwellings. The property is located on east side of Breezewood Drive approximately .5 mile south of York Street in the R-8 zone.

There was no action taken on this plan.

P12-13 HIGH POINTE AT ROJEN FARMS, Woodhaven Building and Development, 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plat submitted in order to subdivide three (3) common area lots in the planned community. The property is located off Grandview Road in the R-40 zone. A large portion of the plat is located in West Manheim.

Jim Piat, Woodhaven Building and Development, represented this plan. Township Engineer Bortner stated that York County Planning Commission comments have been reviewed and addressed. Mr. Piat stated that they are separating out the open space parcels from the parent tract so that they can be deeded over to the homeowners association.

Planners Van de Castle/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners. Motion carried on a 5-0 vote.

P12-14 – HANOVER BIBLE BAPTIST, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted in order to create two (2) commercial lots. The property is located a 897 ½ Baltimore Street in the Shopping/Commercial zone.

There was no action taken on this plan.

The meeting adjourned at approximately 7:47 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
NOVEMBER 1, 2012

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, November 1, 2012 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Wendell Felix, Stephen Roth, David Baker, David Quinn along with Zoning Officer John Menges and Township Engineer Bortner.

The planners approved the October 4, 2012 planning commission minutes as submitted.

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

Z12-12- CHARLES E. LEHIGH, ELIZABETH M. LEHIGH, PAUL M. LEHIGH, AND SAMUEL M. LEHIGH, 2392 Grandview Road, Hanover, PA 17331. Applicant is requesting a variance to Section 205.3 (Area and Bulk Regulations) in order to subdivide a tract of land that does not meet the minimum lot regulations. The property is located at 2392 Grandview Road in the R-40 zone.

Reg Baugher, Hanover Land Services, and Samuel L. Lehigh, property owner, represented the request. The Lehigh's are requesting to subdivide a 24.4 acre tract of land from their current property that will have insufficient road frontage along a dedicated street, specifically Grandview Road. They are subdividing the property so it is easier to divide the business among the owners. The property has been in the current configuration since the current owners purchased the property and does not meet the road frontage requirements. The adjoining properties are all improved so they are not able to acquire additional property to meet the requirements for the road frontage. The property has been in the Lehigh family for many years in the current configuration. The applicant feels that the variance will not alter the character of the neighborhood and is the minimum they could ask for. The parcel proposed for subdivision represents approximately 25% of the property currently owned by the Lehigh's. There is an abandoned house on the proposed subdivided parcel. There is a 50-foot right-of-way to this property off of Bankert Road.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z12-12 Charles E. Lehigh, Elizabeth M. Lehigh, Paul M. Lehigh and Samuel M. Lehigh requesting a variance to Section 205.3 (Area and Bulk Regulations) in order to subdivide a tract of land that does not meet the minimum lot regulations as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on 6-0 vote.

The Planners received the following waiver or exoneration requests:

Conewago Contractors, Inc. is requesting a waiver of the land development approval process in regards to their property located at 401 Moulstown Road, currently leased by Tim Bar Corporation for the purpose of constructing a guard shack.

Allen Smith, Conewago Contractors, represented this request. Mr. Smith stated that Tim Bar has contracted with Schaad detective agency to provide security for Tim Bar during normal business hours.

The guard will be stationed in the proposed 4' x 8' shack to direct truck traffic and verify access onto the property. The guard shack will be located two hundred feet from the eastern entrance of the property. Currently the only protection for the guard is his vehicle. Conewago Contractors is proposing to construct a 6' x 10' slab in the center of the existing access drive. The guard shack, which will be the property of Tim Bar, would sit on top of the slab. If Tim Bar would move from the location the shack and slab would be removed. The slab is temporary in that Conewago has a five-year lease with Tim Bar for the property. Mr. Smith explained the process by which Tim Bar moved from 475 Moulstown Road to 401 Moulstown Road. Conewago purchased the old Pillowtex building at 401 Moulstown Road and is leasing the entire building to Tim Bar, which outgrew the facility at 475 Moulstown Road. Conestoga Tile, formerly located at 401 Moulstown Road, is moving into the 475 Moulstown Road facility. Conewago was pleased that they could keep two Township businesses within the Township. Some of the parking spaces along the access drive will be removed. The other driveway accesses will be chained off to prevent traffic from utilizing them. There will be no additional impervious area added to the property. The drawing shows a 6' x 4' structure but Conewago is asking for an 8' x 4' structure in the event that Tim Bar budgets for a larger building.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried 6-0.

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.

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.

P07-27 – STERLING BROWN, 200 High Rock Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located on Youngs Road in the R/C zone. There was no action taken on this plan.

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial 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.

P09-10 - AMERICAN HOME CONTRACTORS LLC, Patrick Buhl, P.O. Box #132, Glenville, PA 17329. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 792-792 Baltimore Street in the Highway/Business Zone. There was no action taken on this plan.

P10 – 12 – YORK VILLAGE APARTMENTS, LCL – York Village Associates, L.P., 199 Baldwin Road, Suite 140, Parsippany, NJ 07054. A preliminary/final reverse subdivision and land development plan submitted in order to construct two (2) multi-family dwellings consisting of 15 units total and office building. The property is located on West Alvin Avenue in the A/O zone. There is no action taken on this plan.

P12-07- MEM AUTOMOTIVE, Matthew S. Dietrich, 936 York Street, Hanover, PA 17331. A final land development plan submitted in order to construct a building. The property is located at the rear of 936 York Street in the Highway/Business zone. There was no action taken on this plan.

P12-10- THE MARITAL TRUST FOR THE BENEFIT OF RITA M. NEIDERER, 30 Radio Road, Hanover, PA 17331. A final subdivision plan submitted in order to divide commercial lot from the residential lots. The property is located at 30 Radio Road in the R-15 and Highway/Business zone. There was no action taken on this plan.

P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Hanover, PA 17331. A final subdivision plan submitted in order to create twelve (12) lots to construct a single-family detached dwellings. The property is located on east side of Breezewood Drive approximately .5 mile south of York Street in the R-8 zone. There was no action taken on this plan.

P12-14 – HANOVER BIBLE BAPTIST, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted in order to create two (2) commercial lots. The property is located a 897 ½ Baltimore Street in the Shopping/Commercial zone.

Ted Decker, GHI Engineers and Surveyors, represented this plan. The plan was previously before the planners for a zoning case. York County Planning Commission comments and Township Engineer's comments have been addressed. The lot is being created as a non-building lot and a PADEP planning

waiver and non-building declaration has been submitted. This subdivision will address the concerns that were expressed during the zoning hearing board case. They have added the zoning approval to the plan. The lot is a parking lot and no construction can take place without further review by the Township according to a deed restriction.

Planners Quinn/Klunk moved for a favorable recommendation to the Penn Township Board of Commissions on P12-14 - Hanover Bible Baptist. Motion carried 6-0.

The meeting adjourned at approximately 7:34 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
DECEMBER 6, 2012

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, December 6, 2012 at the Penn Township Municipal Building. Also present were planning members Joseph Klunk, Wendell Felix, Stephen Roth, David Baker, David Quinn along with Zoning Officer John Menges and Township Engineer Eric Bortner.

The planners approved the November 1, 2012 planning commission minutes as submitted.

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

Z12-14 - KATIE BAIR, 741 Black Rock Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 618 (Home Occupation) in order to operate a one-chair hair salon in a single-family dwelling. The property is located at 741 Black Rock Road in the R-15 zone.

Katie Bair represented this request. Ms. Bair stated that she has been styling hair at two different salons for about five years but became unemployed due to a lack of customers. She stated that she has been unemployed for about six months and has struggled to pay her bills. She wants to put a styling salon in her basement to work on family members and then expand to other customers. There is a bathroom facility in this area. She is not sure what she will be calling her salon at this time and will have a sign that is allowed by ordinance. She will operate Monday through Friday from nine to five and on Saturdays from nine to two. She will be closed on Sundays. She has a shared driveway with the neighbor. There are two parking spots available in her driveway. The entrance to the salon will be at the rear of the property and access to the basement is via a closed-in porch that enters right into the proposed salon. She will begin with appointments and then may allow walk-ins at a later date. If she allows walk-ins she will have to control the parking. Ms. Bair does have a two-car garage. Zoning Officer Menges stated that she might want to keep her car in the garage during business hours to allow for emergency equipment to access both properties. On street parking is not allowed on Black Rock Road.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z12-14 – Katie Bair, requesting a special exception to Section 618 (Home Occupation) in order to operate a one-chair salon in a single-family dwelling, 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). 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.

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.

P07-27 – STERLING BROWN, 200 High Rock Road, Hanover, PA 17331. A final subdivision plan submitted to create two (2) residential lots. The property is located on Youngs Road in the R/C zone. There was no action taken on this plan.

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial 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.

P09-10 - AMERICAN HOME CONTRACTORS LLC, Patrick Buhl, P.O. Box #132, Glenville, PA 17329. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 792-792 Baltimore Street in the Highway/Business Zone. There was no action taken on this plan.

P10 – 12 – YORK VILLAGE APARTMENTS, LCL – York Village Associates, L.P., 199 Baldwin Road, Suite 140, Parsippany, NJ 07054. A preliminary/final reverse subdivision and land development plan submitted in order to construct two (2) multi-family dwellings consisting of 15 units total and office building. The property is located on West Alvin Avenue in the A/O zone. There is no action taken on this plan.

P12-07- MEM AUTOMOTIVE, Matthew S. Dietrich, 936 York Street, Hanover, PA 17331. A final land development plan submitted in order to construct a building. The property is located at the rear of 936 York Street in the Highway/Business zone. There was no action taken on this plan.

P12-10- THE MARITAL TRUST FOR THE BENEFIT OF RITA M. NEIDERER, 30 Radio Road, Hanover, PA 17331. A final subdivision plan submitted in order to divide commercial lot from the residential lots. The property is located at 30 Radio Road in the R-15 and Highway/Business zone.
There was no action taken on this plan.

P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Hanover, PA 17331. A final subdivision plan submitted in order to create twelve (12) lots to construct a single-family detached dwellings. The property is located on east side of Breezewood Drive approximately .5 mile south of York Street in the R-8 zone.
There was no action taken on this plan.

The meeting adjourned at approximately 7:10 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary