

PENN TOWNSHIP PLANNING COMMISSION  
JANUARY 2, 2014

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, January 2, 2014 at the Penn Township Municipal Building. Also present were planning members David Quinn, Wendell Felix, Joseph Klunk and David Baker along with Zoning Officer Matt Swanner and Township Engineer Eric Bortner. Planners Stephen Roth and Henry Senatore were absent.

The planners approved the December 5, 2013 planning commission minutes as submitted.

The Planning Commission then took action to reorganize. Planners Felix/Baker moved to keep the officers of the Planning Commission the same for 2014. Motion carried. Ray Van de Castle was elected chairman and David Quinn was elected vice chairman.

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

**Z14-01 - BENJAMIN E. SIEGRIST, 1770 Oregon Pike, Lancaster, PA 17601. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a mobile home that does not meet side yard setback requirements. The property is located at 60 Bowman Road in the R-8 zone.**

Zoning Officer Swanner stated that the applicant has requested that the case be tabled this month. Planners Van de Castle/Quinn moved to table the case to February. Motion carried 5-0.

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.

P08-20 – 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.

P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Lancaster, PA 17603. A final subdivision plan submitted in order to create twelve (12) lots to construct 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

P13-05 – AQUAPHOENIX SCIENTIFIC, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a manufacturing and warehouse building. The property is located at 12 Industrial Drive in the Industrial Zone. There was no action taken on this plan.

P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone. There was no action taken on this plan.

P13-16 - WHISPERING RUN - PHASE 2B - FINAL PLAN - GHI Engineers & Surveyors, Inc. 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted in order to create thirty-three (33) single-family residential lots. The property is located south and west of Pearl Drive and Bair Road in the R-22 zone.

Doug Stambaugh, GHI, represented this plan. This is the third phase of Whispering Run. Phase 1 and 2A have been completed or are in the process of being constructed. Mr. Stambaugh provided a revised plan page three to address York County Planning Commission comments. Per Township Engineer Bortner all of York County Planning comments have been addressed. Originally, phase 2 and 2A were intended to be constructed in a single phase but Mr. Myers has broken them into separate pieces. Mr. Stambaugh reviewed some of the lot layouts and the clear sight triangles for the intersections. The improvements for Beck Mill road were completed during phase 1. Beck Mill road will be improved on the Thornbury Hunt side when that development is constructed. There was some discussion about the location of the Stonewicke development, which is to the east of the property.

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

The meeting adjourned at approximately 7:13 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
FEBRUARY 6, 2014

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, February 6, 2014 at the Penn Township Municipal Building. Also present were planning members David Quinn, Wendell Felix, Joseph Klunk, Stephen Roth, Henry Senatore and David Baker along with Zoning Officer Matt Swanner and Township Engineer Eric Bortner.

The planners approved the January 2, 2014 planning commission minutes as submitted.

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

**Z14-01 - BENJAMIN E. SIEGRIST, 1770 Oregon Pike, Lancaster, PA 17601. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a mobile home that does not meet side yard setback requirements. The property is located at 60 Bowman Road in the R-8 zone.**

The applicant has asked to table the case to next month. The Planners consented.

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.

**P08-20 – 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.

**P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Lancaster, PA 17603. A final subdivision plan submitted in order to create twelve (12) lots to construct 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

**P13-05 – AQUAPHOENIX SCIENTIFIC, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a manufacturing and warehouse building. The property is located at 12 Industrial Drive in the Industrial Zone.** There was no action taken on this plan.

**P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone.** There was no action taken on this plan.

**P13-17 - ANDREW Y. BROUGH and SHARON L. BROUGH, 6895 E. Moulstown Road, Hanover, PA 17331. A final add-on subdivision plan submitted in order to create an agricultural add-on lot. The property is located at 6893 E. Moulstown Road in the R-40 zone.**

Andrew Brough represented this request. The Broughs are creating an add-on lot in order to keep the property in Clean and Green. The primary parcel is 3.57 acres and is the original parcel with the home. The proposed subdivision is contiguous with the primary parcel. The property is going to be sold to Mr. Brough's son. The parcel when subdivided and added on will be just over thirty-two acres and be able to be kept in the Clean and Green program. There is no construction proposed for the lot and no public utilities. The homes on the property are located in Heidelberg Township and their Board has approved the plan. The Township line goes through the parcel. The access will remain the same. Mr. Bortner stated that there was a very similar plan submitted last year across the street for an add-on. Mr.

Brough had sold a piece of land to his neighbor. Engineer Bortner stated that York County Planning Commission was not pleased with how Heidelberg handled the subdivision process. He further stated that the Township has handled similar plans the same way they are processing the current Brough plan. Mr. Brough explained that Solicitor McConely of Heidelberg, after reviewing their subdivision ordinance, felt that this plan was not subject to a subdivision review and therefore not required to be submitted to the York County Planning Commission.

York County Planning Commission did not agree with that interpretation but Heidelberg is not going against the advice of their solicitor and stands by the signing of the plan without a formal review. Mr. Brough went through the process required by Penn Township and submitted the plan to the York County Planners. He feels that comments supplied by York County Planning Commission are excessive for the plan but will work with the Township to address their concerns. Mr. Brough stated that this is basically a rewriting of the deed and a transfer between father and son. Only about half of the parcel is located in Penn Township. Mr. Brough was concerned about adding the clear site triangles as required by York County. Township Engineer Bortner stated that he had no problem with the York County comments if the plan was a Penn Township lead plan but the plan is a Heidelberg plan, which they have already approved. It would be up to the township planners if they want to require the applicant to comply the comments from the York County Planners.

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

Planner Klunk informed the Commission that the Comprehensive Plan would soon be available for review by the Planners. There is a tentative joint open house meeting of the Hanover Borough and Penn Township Planning commissions scheduled for March 31, 2014. Each planning commission will be able to review the plan at their public meeting following the hearing. The comprehensive plan web site is up to date with the most recent information from the last meeting. The zoning ordinance can be updated after the completion of the update of the comprehensive plan. The process of updating the ordinance was explained. The subdivision and land development ordinance will also be reviewed following the completion of the comprehensive plan. The Township may choose to work with Hanover Borough on both of these projects.

The meeting adjourned at approximately 7:31 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
MARCH 6, 2014

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, March 6, 2014 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Henry Senatore and David Baker along with Zoning Officer Matt Swanner and Township Engineer Eric Bortner. Planners David Quinn and Stephen Roth were absent with notice.

The planners approved the February 6, 2014 planning commission minutes as submitted.

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

**Z14-01 - BENJAMIN E. SIEGRIST, 1770 Oregon Pike, Lancaster, PA 17601. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a mobile home that does not meet side yard setback requirements. The property is located at 60 Bowman Road in the R-8 zone.**

Benjamin E. Siegrist represented the request. The applicant would like to construct a mobile home on 60 Bowman Road with off street parking that does not meet the side yard setbacks. The proposed mobile home is 28' x 80' which is a bigger mobile home. The Township condemned and demolished the structure that was formerly on this site. The lot is about 35' feet wide and 180' deep. Mr. Siegrist would like to resell the property but is anticipating renting the property as a mobile home pad. There was some concern about the width of the driveway. The property slopes right to left. A building permit would need to be obtained prior to construction or placement of the mobile home.

Planners Felix/Baker moved for a favorable recommendation to Z14- 01 - Benjamin E. Siegrist, requesting a variance to Section 202.3 (Area and Bulk) in order to construct a mobile home that does not meet side yard setback requirements, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 5-0 vote.

**Z14-02 - CFR PARTNERS, L.P. 1623 Potsprings Road, Lutherville, MD 21093. Applicant is requesting a variance to Section 207.2 (Use Regulations) in order to construct a professional office building. The property is located at Unit 16 of the Grandview Plaza in the Shopping/Commercial zone.**

James Holley represented the request. The applicant is requesting a variance to construct a professional office building to the rear of the Grandview Plaza next to the day care center in the shopping commercial zone. This building site is approximately 3.6 acres, which is a subsection of the larger parcel. The entrance way would be from the access road that connects to the day care center. There is a residential neighborhood to the rear of the property with the rest surrounded by the shopping center. Mr. Holley provided a plan that showed the slopes on the property are greater than fifteen percent. A previous request had a mini storage unit proposed next to the office building, which has now been removed. Rene DeBrander, owner of the property, was also present. Mr. Holley reviewed the letter that was submitted with the zoning hearing board application. The letter dated February 19, 2014 stated that a precedent has already been set by allowing professional offices such as real estate agency, an investment firm, and a tax preparation firm in the Grandview Plaza shopping center. It also stated that an Edward Jones office is in the South Hanover Shopping Center. The above businesses are permitted as a use by right in the

Highway Business (HB) zone. He then proceeded to read the definition of professional offices. Mr. Holley stated that all three of the above mentioned offices are specifically mentioned in the definition of professional office. Mr. Holley provided a zoning map with red circles showing where the highway business zones are located. There are four areas and only one has any land for new construction. The HB zone is where professional offices are permitted either by right or special exception. He stated that the ability to construct a professional office building is extremely limited. He stated that the professional office as proposed offers a good buffer between the residential area and the shopping center similar to the existing childcare center. He reviewed the parking space requirements.

Mr. Holley reviewed the specific items required to grant a variance, including unique physical circumstances or conditions, irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographic or other physical conditions peculiar to the particular property. Also required is that the hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located. He stated that the site contains steep slopes ranging from 15% to 33%, a drainage swale with defined bed and bank which is regulated by the Corps of Engineers and DEP, and the southern half of the property is narrow and contains the steeper slopes which restrict property use. He stated that because of these circumstances there is no possibility the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property. The building is proposed to be two stories high with six thousand square feet on each floor. He stated that the size of the building is needed to make the project feasible. He stated that the applicant did not create the hardship and the variance if granted would not alter the essential character of the neighborhood. The adjacent property has been developed. The requested variance is the minimum variance that will afford the relief and will represent the least modification possible.

The planners asked questions about the deed configuration of the property. The land is part of the existing shopping center and the applicant constructed the rest of the shopping center. There was some concern about land development issues including access, which will be discussed if the variance is approved by the zoning hearing board. There was concern about parking for the employees and the potential customers that will visit the site. There is concern because it is a professional office building but there is no indication exactly who will occupy the building (dentists, doctors, accountants etc). There is concern that there will not be enough parking provided.

There was some concern about the parcel and its size, which Mr. Holley indicated is 3.6 acres. The parcel is not a separate parcel from the rest of the shopping center. The shopping center units are part of a condominium but the land is one large parcel. There was some discussion about the property and what was still part of the one parcel and what was subdivided.

Planners Klunk/Van de Castle moved for favorable recommendation to the Penn Township Zoning Hearing Board on case Z14-02 - CFR Partners, L.P., requesting a variance to Section 207.2 (Use Regulations) in order to construct a professional office building 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 Felix and Senatore 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.

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**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.

**P08-20 – 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.

**P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Lancaster, PA 17603. A final subdivision plan submitted in order to create twelve (12) lots to construct 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

**P13-05 – AQUAPHOENIX SCIENTIFIC, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a manufacturing and warehouse building. The property is located at 12 Industrial Drive in the Industrial Zone.** There was no action taken on this plan.

**P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone.** There was no action taken on this plan.

**P14-01 - LEGACY BUILDING EXPANSION, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted in order to construct a building expansion for manufacturing and warehouse. The property is located at 300 Fame Avenue in the Industrial zone.**

Gerry Funke, GHI, represented this plan. The plan was previously before the planners for a variance to the setback, which was approved by the Zoning Hearing Board. The plan provides for an addition to an existing building and parking. The stormwater from both will be diverted to the adjacent property to an existing stormwater basin. The basin is large enough for the current owner of the property to develop his property to the maximum plus the stormwater from Legacy. This is being done because both streams adjacent to the property are impaired and should receive no more additional stormwater pollution. The addition is mainly for warehousing. The existing area used for warehousing will be turned into manufacturing. There are two loading docks proposed. York County Planning Commission comments have been received by the applicant but not by the Township. Mr. Funke reviewed the comments and addressed them. The comments call for a traffic study but he feels that this is not necessary because the facility is located in an industrial zone and will not create much additional traffic. There was some discussion about the traffic and it was noted that the Comprehensive Plan draft document provided tonight would address some of those issues. Page Wingert, owner, was present to discuss the manufacturing of his products and what the new facility will be used for. All of York County Planning Commission comments were addressed and a new plan was provided. Township Bortner stated that he and Mr. Funke could work on the comments and have the plan ready for the next Board of Commissioners meeting.

Planners Klunk/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on the plan pending Township Engineer Bortner and Mr. Funk having the plan ready for approval by the next Board of Commissioners meeting. Motion carried on a 5-0 vote.

The planners were provided a draft copy of the Comprehensive Plan to review and provide comment back prior to the meeting of March 24, 2014. It was asked that comments be returned by March 21, 2014. The Comprehensive Plan Steering Committee will hold a public meeting at some future date. There was some discussion about the zoning in the Township versus the Borough.

The meeting adjourned at approximately 8:20 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
APRIL 3, 2014

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, April 3, 2014 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Henry Senatore, David Baker, Stephen Roth, and David Quinn along with Zoning Officer Matt Swanner and Township Engineer Eric Bortner.

The planners approved the March 6, 2014 planning commission minutes as submitted.

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

**Z14-03 - CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, 4642 Jonestown Road, Suite 200, Harrisburg, PA 17109. Applicant is requesting a variance to Sections 202 (Use Regulations), 608 (a), 608 (e)(8), 608 (e)(10)(a) (Communication, Transmitting and Receiving Facilities) and 306.3 (b)(2) (Non-Residential Access Driveways) and a special exception to Section 310 (Number of Principal Uses on a Lot) in order to construct a commercial communications transmitting and receiving facility. The property is located 590 McAllister Street in the R-8 zone.**

James Strong, an attorney with McNess, Wallace and Nurick, represented the request along with representatives from Verizon Wireless and the Hanover School District. Verizon Wireless is proposing to construct a communications tower facility on the football stadium owned by the Hanover School District located on McAllister Street. Attorney Strong provided a plan showing the access drive from McAllister Street to the facility along with the improvements that Verizon is proposing. Verizon would be leasing an area from the School District, which would include a fenced-in compound containing the tower, the equipment shelter, and two parking spaces. He provided the tower elevations for the monopole. The property is located in the R-8 zone. Attorney Strong reviewed the variance requests and the first is to allow the use. The next is the ordinance requiring that the communications facilities be located on hilltops and not authorized in severe slope areas. There are no hilltops in the area that would allow Verizon to meet its objectives. The third variance is for the color of the antenna. They want to leave the gray galvanized pole the way it is because they feel it blends in better and there is no maintenance. They are requesting a variance for the access drive because it does not meet the ten-foot setback from the property line in many places. The access drive will only be used about twice a month for maintenance. The applicant is requesting a variance from Section 608 (e) (10) to allow the Board of Commissioners to waive the land development requirements if they so choose. They are also asking for a special exception to change the number of principal uses on the lot.

Attorney Strong referenced the minutes from the zoning hearing board case from 2011 that stated that the facility would only be used for school related events confined to football, soccer, band and track. He felt that the condition was for the stadium facility and not for the entire property. He is asking the zoning hearing board for clarification; if it were their intent for the entire facility they would like a waiver from the requirement. Planner Felix stated the recommendation from the planning commission was to limit the entire facility within the outside fence. Troy Wentz, business manager Hanover School District, was present to answer questions. He stated that the facility is used for youth football and the YMCA uses the facility for flag football.

The plan shows a proposed equipment shelter with a generator. There was concern about the generator being used in a residential area and where horses are located. Attorney Strong stated that the

generator is exercised once a week and it is about as loud as a washing machine. He stated that there is a noise muffling system on it. Attorney Strong stated that Verizon Wireless had contacted the Hanover Shoe Farms and they made the recommendation to contact the school district. The pole will consist of three pieces. These will be similar to poles already in the township. There will not be a light in the pole. Verizon has not received official notification that a light will not be required but have been told verbally that it would not be needed. Once the pole is required to be lit it will have to always be lit. Attorney Strong stated that he has spoken to Life Line which has a book on all the structures and it is updated ever time a new structure is constructed. Attorney Strong provided an inventory of Verizon towers currently in the area. There are three towers, two in the township and one in the Borough. The facilities map showed the areas that each tower covered with some overlap. The new tower will help relieve the capacity issue of the tower located in the Borough. Verizon thinks it will reach capacity in 2015. The request for the new tower is for Verizon but it is possible that another carrier may share the tower. Depending on the carrier they may also require a shelter for their equipment. Verizon stated that they are building all of their towers with generators because of the recent natural disasters. Verizon stated that this would improve 911 communications for residents because if the system starts to degrade it could prevent the calls from going through. The highest demand for wireless services is coming from residential areas. They stated that thirty percent of the population does not have a landline. The need for capacity is increasing as the numbers of devices individuals are using and the services they are requesting are increasing. Individuals are using mobile devices for streaming and other data applications. Verizon explained how the phone works when connecting to a tower. The closer the phone is to the tower the lower the power it outputs to connect.

There were some questions about the placement of the tower and how it would affect the adjacent property owners. Attorney Strong stated they have proposed the tower according to the township's ordinance. Verizon explained how the foundation would be installed. Verizon explained how the elevations affect the placement of the tower and the elevations of the area in question. They also explained how the current technology compares with the old technology regarding mobile phone service. This results in the need for more cellular sites. It was also noted that in several years every appliance would have a chip in it to communicate with mobile devices. Verizon reviewed the frequencies that they transmit.

Planner Klunk stated that three of the four zoning hearing board members are still on the zoning hearing board that approved the 2011 zoning request with the stipulations. He stated that he had made the motion and that the intent was for the inner fence, which the request is located within. He explained why that motion was made. The access drive will only be used for the maintenance of the Verizon facility. There will be no parking on the drive.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z14-03 Cellco Partnership d/b/a Verizon Wireless requesting a variance to Section 202.2 Use Regulations as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on 4-3 vote with Planners Felix, Klunk and Roth casting the dissenting votes.

Planners Quinn/Felix moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case Z14-03 Cellco Partnership d/b/a Verizon Wireless requesting a variance to Section 608 (a) communication towers and equipment buildings shall only be on hilltops and are not authorized in severe slope areas, as it does not meet the requirements of a variance as set forth in Section 502.3 a) thru f). Motion carried on a 7-0 vote.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z14-03 Cellco Partnership d/b/a Verizon Wireless requesting a variance to Section 608 (e)(8) antenna support structures shall be painted in the color that best allows it to blend into the surroundings unless otherwise required by the Federal Aviation Administration, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 4-3 vote with Planners Felix, Klunk, and Roth casting the dissenting votes.

Planners Quinn and Baker moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case Z14-03 Cellco Partnership d/b/a Verizon Wireless requesting a variance to Section 608 (e) (10) (a) applicants must receive approval of a land development plan from the Penn Township Board of Commissioners, as it does not meet the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 7-0 vote.

Planners Quinn/Baker moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case Z14-03 Cello Partnership d/b/a Verizon Wireless requesting a variance to Section 306.3 (b)(2) Non residential access driveways, as it does not meet the requirements of a variance as set forth in Section 502.3 a) thru f). Motion carried 7-0 vote.

Planners Quinn/Baker moved for an unfavorable recommendation to the Penn Township a Zoning Hearing Board on case Z14-03 Cellco Partnership requesting a special exception to Section 310 number of principal uses on a lot, as it does not meet the requirements of a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 7-0 vote.

**Z14-04 - CHRISTOPHER & DONNA FREEZE, 49 Little Knoll Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 618 (Home Occupation in order to operate a salon in their dwelling unit. The property is located at 49 Little Knoll Drive in the R-15 zone.**

David Baker recused himself from discussion and voting as he his a neighbor of the applicants.

Christopher and Donna Freeze represented this case. They are the original owners of the home. They had the house built in 1990 on the left setback line so they could construct an addition later on if they wanted to. They would like to construct an addition to operate a hair styling salon. If they are not approved they will not construct an addition. Mrs. Freeze wants to operate a two-chair salon with her and one employee. The salon would also have a wash station and a hair dryer. They stated that four cars could be parked in their driveway. Mrs. Freeze stated that some of her neighbors stated they did not have a problem with the request. Planner Klunk informed them that the neighbors would need to be present at the zoning hearing board meeting. Mrs. Freeze stated that they received approval for a home business fourteen years ago. There was concern about the size of the addition. The zoning ordinance only allows for 400 square feet for a home occupation.

Planners Quinn/Van de Castle moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z14-04 Christopher and Donna Freeze requesting a special exception to Section 618 (Home Occupation) in order to operate a salon in their dwelling unit, with the stipulation that the addition is not over four hundred square feet, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 5-1 vote with Planner Klunk casting the dissenting vote and Planner Baker abstaining.

Planner Quinn left the meeting at 8:20 p.m.

The Planners received the following waiver or exoneration requests:

**Jack N. Powell, PE, Inc., on behalf of Carroll County Christian Center, Inc. (Mason Dixon Youth for Christ) is requesting a waiver from the Penn Township Land Development process in order to relocate their support staff from the current location on Spring Garden Street to the 889 Baltimore Pike property.**

Jack M. Powell, P.E. represented the request. The property located along Baltimore Street is about six and half acres. There is a covered pavilion and a small parking area on the property. They are requesting to install a twenty-two-space parking lot for their staff and functions between the pavilion and parking lot. Mr. Powell has designed a stormwater system for this lot. Township Engineer Bortner stated it meets the Township's requirements. Mr. Powell met with the engineer and zoning officer about this project. The stormwater will not be discharged until it reaches a twenty-five, fifty, or a hundred year storm. The water will drain towards Baltimore Street. The release will be less than what the current flow is. This request is just for the parking lot because a decision has not been made with regards to the rest of the lot. The entire staff from Spring Garden will be moved to this facility. There will be youth activities conducted at this facility. The office staff will be in the basement. The kids are dropped off by their parents or picked up by a van and brought to the facility for events.

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

P08-20 – 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.

P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Lancaster, PA 17603. A final subdivision plan submitted in order to create twelve (12) lots to construct 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

P13-05 – AQUAPHOENIX SCIENTIFIC, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a manufacturing and warehouse building. The property is located at 12 Industrial Drive in the Industrial Zone. There was no action taken on this plan.

P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone. There was no action taken on this plan.

P14-01 - LEGACY BUILDING EXPANSION, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted in order to construct a building expansion for manufacturing and warehouse. The property is located at 300 Fame Avenue in the Industrial zone. There was no action taken on this plan.

P14-02 - MUSTANG HEIGHTS, J.A. Myers Building and Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision and land development plan submitted in order to create

**twenty three (23) lots to construct single family detached dwellings. The property is located at 361-363 Black Rock Road in the R-15 zone.** There was no action taken on this plan.

Planner Klunk informed the Commission that a joint comprehensive plan meeting is tentatively scheduled for May 14, 2014. He stated that the joint comprehensive plan steering committee has reviewed the first draft and changes are being made. A final date will be confirmed following the meeting by the steering committee on April 22.

The meeting adjourned at approximately 8:35 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary



PENN TOWNSHIP PLANNING COMMISSION

May 1, 2014

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, May 1, 2014 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Henry Senatore, and Stephen Roth along with Zoning Officer Matt Swanner and Township Engineer Eric Bortner. Planners David Quinn and David Baker were absent with notice.

The planners approved the April 3, 2014 planning commission minutes as submitted.

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

**Z14-05 - ALDUS BREWING CO., 101 Little Bridge Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 310 (Number of Principal Uses on a lot) and special exception to Section 634 (Replacement of Nonconformity by Another Nonconformity) in order to operate a brewpub. The property is located at 555 Centennial Avenue in the R-15 zone.**

Attorney James Yingst and Jason Mininger, business owner, represented this request. Attorney Yingst stated that the applicant had previously been before the planning commission in July 2013 for a replacement of a nonconforming use with a brewery. The zoning hearing board approved this. Mr. Mininger would like to change the brewery to a brewpub under PA Liquor Control Board regulations. This would include the manufacturing of the beer on site along with a tap or tasting room, which requires that food be served. It would be a nonconforming use and is a slight deviation from what was previously proposed. The customers would be able to purchase Aldus Brewing Company Beer at the facility for consumption on site or to carry out. Attorney Yingst stated that the zoning ordinance does allow for the replacement of a nonconforming use with another nonconforming use by special exception. He reviewed Section 634 of the zoning ordinance which states that the Zoning Hearing Board must determine that the proposed nonconformity will have no more adverse effect upon adjacent property than the existing nonconformity. The items the zoning hearing board would need to specifically address are signs, lighting, extent and appearances of structures, traffic generation and movement, parking and loading, emission of noise, odors, fumes, glare, vibration, smoke, vapors, gases, wastes or storm water runoff, and fire explosion or other hazards. Attorney Yingst felt that there would be no more adverse impact on the neighborhood by allowing the brewpub.

Mr. Mininger explained the process of going from a brewery to a brewpub. The brewery license would allow him to sell his product to vendors for off site consumption. The building has been brought up to code, which allows him to be able to have customers at this location. The building is accessible for everyone, which allows him to have on site sales. The sales would be by the pint in the taproom. There would also be a sampling of beers for a limited time. He is anticipating being open two or three days a week for several hours. He does not want to compete with his customers, which are the local restaurants and bars. He can provide samples under the brewery license but with the brewpub license he needs to have a facility separate from the brewery. There will be a taproom with retail sales, which would meet the requirements of the Liquor Control Board. Mr. Mininger is anticipating having between thirty and forty seats at his brewpub. He will be consulting the fire chief on the maximum allowed. Mr. Mininger feels that there is enough parking for the customers and the employees because the property owner Derrick Higgs, who was present, has agreed to allow customer parking. The facility will require about twenty to twenty five parking spaces. Mr. Mininger stated that Liquor Control Board requires that hot

food be available to serve to thirty individuals. He does not want to be a restaurant but he is utilizing this to supplement the revenue stream for his business. He will have two small tabletop convection ovens and serve frozen snacks to his customers. The hours of operation for the brewpub are intended to be Thursday and Friday 3 PM to 8 PM and Saturday from noon to 8 PM. The retail sales will occur from the brewery Monday, Wednesday and Friday. The brewpub will be able to sell up to two six packs for carryout. There will be no music or dancing, as it will just be a taproom. They will only be selling the alcoholic product they produce on site. Under the brewpub license they are able to sell PA wines but will not do so. They wish to add a parking sign to the property. The appearance of the building will remain basically the same. Mr. Mininger stated that he intends to start out once a month brewing but eventually would like to brew once a week. He stated anything over that would require him to move to a larger facility. He stated they intend on repairing the sidewalk.

The brewpub is not considered a restaurant but Mr. Mininger anticipates that the health department would visit him since they are required to serve food. The building is not sprinkled. The parking lot will need to be striped. There was some discussion about the shared access of the tenants. The parking lot would be designed to not hinder access of the tenants to their facilities. Mr. Higgs stated that there are three loading docks that are used by the tenants. Mr. Mininger will attempt to direct parking to the lot and try to keep it off the street. The facility will be no smoking. Mr. Higgs stated that the whole facility is non-smoking because of his insurance requirements.

Mr. Yingst explained the replacement of the one nonconforming use with another. They are proposing changing uses from a brewery to a brewpub. Mr. Yingst stated that the request for special exception to Section 310 did not come from the applicant it must have come from staff. The applicant has requested a special exception to 407.3 and 634, replacement of one nonconformity with another nonconformity.

Mr. Mininger stated that he couldn't have a brewpub without a brewery. Mr. Mininger reviewed where the entrance to his facility will be and how patrons would access the brewpub. There was some discussion about parking on the lot and parking on the street. Mr. Mininger is not currently brewing but has made improvements to the building since he received his approval. He has a preauthorization to brew and will receive his license after final inspection by the PA Liquor Control Board.

Zoning Officer Swanner noted that the motion would need to reference the original application request for Sections 407.3 and 634, and not the amended application.

Planners Senatore/Roth moved for a favorable to the Penn Township Zoning Hearing Board on case Z14-05 - Aldus Brewing Co. requesting a special exception to Sections 407.3 and 634 (Replacement of a Nonconformity by Another Nonconformity) in order to operate a brewpub, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e), with the condition the hours remain as stipulated. Motion carried on a 3-2 vote with Planners Klunk and Felix casting the dissenting votes.

Planner Stephen Roth left the meeting at 7:35 following the vote on the Aldus Brewing zoning case.

The Planners received the following waiver or exoneration requests:

On behalf of Joseph A. Myers, Herbert, Rowland & Grubic, Inc. is requesting a waiver of from Section 506(e) (Distance between intersections) of the Penn Township Subdivision and Land Development Ordinance and a waiver from Section 306 (B) (3) (Side Slope for Detention and Retention Basins) of the Penn Township Stormwater Management Ordinance in regards to their Mustang Heights Plan.

Brian Reisinger, HRG, and Jeff Stough, J.A. Myers, represented the request. The applicant is requesting a waiver of the minimum distance between intersections for Sonny Street between Brad Drive and Nancy Street (481 feet) and Sonny Street between Brad Drive and Friar Run (261 feet). Brad Drive is not a current dedicated street but there is a private right-of-way with the adjoining property owner. They are also requesting a waiver of the 4:1 slope requirements, which can be granted if a planting schedule, prepared by a professional landscaper, is included to stabilize the banks, which they have included. They are requesting a 3:1 slope. The homeowner's association will maintain the retention pond.

Brad Drive currently exits on Grandview Road near the area of Melodie Lane. This entrance will be used if and when it is proposed for development. The road is not constructed to Township specifications.

There was some discussion about the maintenance of the pond along with the construction of the roads.

Planners Klunk/Van de Castle moved for a favorable recommendation to the Penn Township board of Commissioners on this request. Motion carried 4-0 vote.

On behalf of APIO, Inc. (formally Greenline Foods), First Capital Engineering is requesting a waiver from formal land development submission in order to construct a parking lot expansion. The property is located at 26 Industrial Drive.

William Gralski, First Capital Engineering, and Jason Frost, APIO, represented this request. APIO is proposing a parking lot expansion and will be installing a French drain for stormwater management. They have provided a storm water management report to the Township for review. There is no building expansion. The plan does not show the sewer right-of-way because Mr. Gralski was not aware of it until after the submission for the waiver. Planner Felix read from the minutes of Public Works committee in June 2008 when a prior submission was made. APIO has no problem adding the right of way to the plan. Mr. Frost stated that capital was frozen in 2008, which prevented Green Line Foods from completing a similarly proposed project at that time. Mr. Gralski stated that Green Line was also not financially prepared to address the stormwater issues at that time.

Mr. Gralski stated that the Township Manager has provided the sewer right-of-way description to APIO so that it can be dedicated to the Township. Engineer Bortner stated that the stormwater issue from the 2008 plan has been resolved but the sanitary sewer portion of the plan has not been resolved. Engineer Bortner reviewed the numerous plans that have been approved for the property along with the waivers given.

The applicant withdrew the request until the sewer right-of-way is addressed.

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.

**P08-20 – 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.

**P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Lancaster, PA 17603. A final subdivision plan submitted in order to create twelve (12) lots to construct 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

**P13-05 – AQUAPHOENIX SCIENTIFIC, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a manufacturing and warehouse building. The property is located at 12 Industrial Drive in the Industrial Zone.** There was no action taken on this plan.

**P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone.** There was no action taken on this plan.

**P14-01 - LEGACY BUILDING EXPANSION, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted in order to construct a building expansion for manufacturing and warehouse. The property is located at 300 Fame Avenue in the Industrial zone.** There was no action taken on this plan.

**P14-02 - MUSTANG HEIGHTS, J.A. Myers Building and Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision and land development plan submitted in order to create twenty three (23) lots to construct single family detached dwellings. The property is located at 361-363 Black Rock Road in the R-15 zone.**

Jeff Stough, J. A. Myers and Brian Reisinger, represented this plan. York County Planning Commission comments have been received but not yet addressed. Most of staff comments have been received and forwarded. Engineer Bortner has not finished his review of the plan.

Engineer Bortner noted that in 2006 this lot had a different layout. It was changed to get Sonny Street through the least impacted part of the property. This has resulted in some strangely configured lots with regards to lot depth and width. The plan is trying to tie into three existing roads along with two environmental areas and the steep slope zone.

Engineer Bortner would prefer that the plan come back before the planning commission after they make changes as a result of the comments. Engineer Bortner is concerned about the grading on lot eighteen. He feels that a different house on the lot would be better.

**P14-03 - ST. JOSEPH'S CATHOLIC CHURCH CEMETERY, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final reverse subdivision plan submitted in order to consolidate parcels for the cemetery. The property is located on South High Street adjacent to Mt. Olivet Cemetery in the R-15 zone.**

Ted Decker, Group Hanover Inc., represented this plan. York County Planning Commission comments have been received. The cemetery lots belong to St. Joseph's Catholic Church but York

County records have them all belonging to Mt. Olivet cemetery. The church has the deeds for the property so they are going to combine them and subdivide them off the remainder of the Mt. Olivet property. This will allow York County to show it as its own parcel on the tax maps. Engineer Bortner was concerned about the encroachments but Mr. Decker is not concerned because the church will be notifying those property owners that are encroaching on their property.

Planners Felix/Van de Castle moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried 4-0.

**P14-04 - GRANDVIEW PLAZA - UNIT 16, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an office building. The property is located at Grandview Plaza in the S/C zone.**

Gerry Funke, Group Hanover Inc., represented this request. York County Planning Commission comments have not been received. The planners questioned as to how trash would be collected from the facility. Mr. Funke was not sure how it would be collected because it was not discussed. Zoning Officer Swanner questioned what was going on with the culvert. Mr. Funke stated that the head wall had collapsed on the culvert.

The planners received the following DEP Sewage Planning Module:

Aquaphoenix Scientific land development plan

Planners Klunk/Van de Castle moved for approval of the planning module. Motion carried 4-0.

The Committee was reminded that the joint Planning Commission meeting with Hanover Borough would be held on Wednesday, May 14, 2014 at 7:00 p.m. at the Guthrie Memorial Library to discuss the Joint Comprehensive Plan.

The meeting adjourned at approximately 8:50 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
JUNE 5, 2014

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, June 5, 2014 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Henry Senatore, David Quinn, David Baker along with Zoning Officer Matt Swanner and Township Engineer Eric Bortner. Planner Stephen Roth was absent.

The planners approved the May 1, 2014 planning commission minutes and the May 14, 2014 comprehensive plan meeting minutes as submitted.

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

**Z14-07 - MICHAEL BURKENTINE, 1500 Baltimore Street, Hanover, PA 17331. Applicant is requesting a variance to Section 640.c (Side Setbacks) and special exception to Section 202.2 (Use Regulations) in order to construct townhouses that do not meet the side setback requirements. The property is located at the north side of the 800 block of W. Middle Street in the R-8 zone.**

Doug Barmoy, Hanover Land Services, and Michael Burkentine, Burkentine and Sons, represented this request. The special exception request is to allow the single family attached dwelling in the R-8 zone. They will also need a variance to Section 640.c for the side setbacks. Mr. Barmoy stated that 640a requires a lot area of 1800 square feet minimum per unit. They are proposing a lot area of 3,370 square feet. Section 640b requires lot width to be eighteen feet and they are proposing twenty feet per lot. Section 640c requires fifteen feet set back for each side minimum. They are proposing fifteen feet on the exterior lot lines. They are proposing ten feet for the interior lot lines because they are separating the structure into two three unit buildings. This is the variance request. They are doing this to have the building fit into the existing neighborhood better. Section 640d does not allow more than eight dwelling units in any row. They are allowed 6.7 units based upon the acreage of the property. They are only proposing six units. Section 640f requires that all applicable general provisions listed in Article III of this Ordinance shall be enforced. They are adhering to that. Section 640g states that consideration shall be given to traffic problems. They are anticipating sixty vehicle trips per day assuming ten vehicle trips per day for each household. Mr. Barmoy stated that since they meet all requirements except for the setbacks they should be granted the special exception. Mr. Barmoy stated that if they put the unit together as one six unit building they could meet the required side setbacks.

There was some concern about the ten-foot side setback shown to the rear of unit six. Mr. Barmoy stated that this is a proposed drainage easement. The fifteen-foot side setback will be maintained. Mr. Barmoy stated that if the request is not granted that they could combine the two buildings and meet the requirements of the Ordinance. The plan shows lot two and lot five with stacked parking to keep the driveways at three feet from the property line. The property is located behind The Landing Restaurant and the old Pennville Fire Company. The lot currently contains a small building that was used by the fire company. Planner Klunk noted that as the fire company purchased properties they never had them combined into one lot and therefore they remained separate lots.

Zoning Officer Swanner stated that originally the Cooper's, who purchased the fire company, wanted to use the parcel for an overflow parking lot for the business they opened. The zoning division occurs down the adjacent alley between the Landing and this property. The property is in the R-8 zone

and the Landing is in the A-O zone. Zoning Officer Swanner felt that it was better to utilize the parcel for the zone it was designated.

Planners Quinn/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z14-07 Michael Burkentine requesting a variance to Section 640.c (Side Setbacks) and special exception to Section 20.2 (Use Regulations) in order to construct townhouses that do not meet the side setback requirements, as it meets the requirements for a variance 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). Motion carried on a 6-0 vote.

**Z14-08 - KIM MOSES, 15 Overlook Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Use Regulations) in order to operate a home occupation for the production of beef jerky. The property is located 15 Overlook Drive in the R-8 zone.**

Kim and Dakota Moses represented this request. Dakota Moses would like to produce beef jerky in a building on his parent's property. He currently is producing beef jerky at another location that has been approved by the Department of Agriculture. He began the business several months ago and has increased production to around the clock. His mother stated that he makes several trips a day to the facility to change the product in the dehydrator. The building at the home is the same size as the facility that he is currently utilizing. Mr. Moses is the only employee at this time. Mr. Moses has two retail locations in the Hanover Area. Mr. Moses stated that the smell from the process can be detected inside the building but not outside and it smells like beef cooking. The building they are looking to utilize has electric service but it will need to be upgraded. The product will not be sold from the house but will still be sold at the other two off site locations. A new production facility will require another inspection from the Department of Agriculture. The planners suggested that Fire Chief Cromer be contacted about providing an opinion on upgrading the electric in the shed.

Planners Baker/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z14-08 - Kim Moses, 15 Overlook Drive, requesting a special exception Section 202 (Use Regulations) in order to operate a home occupation for the production of beef jerky, 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:

**On behalf of APIO, Inc. (formally Greenline Foods), First Capital Engineering is requesting a waiver from formal land development submission in order to construct a parking lot expansion. The property is located 26 Industrial Drive.**

William Gralski, First Capital Engineering, and Jason Frost, APIO, represented this request. APIO is proposing a parking lot expansion and will be installing a French drain for stormwater. This request was previously before the planners but there was a problem with the sewer right-of-way and the request was withdrawn. The sewer right-of-way issue has been resolved and the deed has been sent for recording. There was some discussion about the number of handicapped spaces required and that would need to be determined by the code officer. Mr. Gralski stated that they could install what was required.

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.

**P08-20 – 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.

**P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Lancaster, PA 17603. A final subdivision plan submitted in order to create twelve (12) lots to construct 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

**P13-05 – AQUAPHOENIX SCIENTIFIC, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a manufacturing and warehouse building. The property is located at 12 Industrial Drive in the Industrial Zone.** There was no action taken on this plan.

**P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone.** There was no action taken on this plan.

**P14-01 - LEGACY BUILDING EXPANSION, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted in order to construct a building expansion for manufacturing and warehouse. The property is located at 300 Fame Avenue in the Industrial zone.** There was no action taken on this plan.

**P14-02 - MUSTANG HEIGHTS, J.A. Myers Building and Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision and land development plan submitted in order to create twenty three (23) lots to construct single family detached dwellings. The property is located at 361-363 Black Rock Road in the R-15 zone.** There was no action taken on this plan.

**P14-04 - GRANDVIEW PLAZA - UNIT 16, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an office building. The property is located at Grandview Plaza in the S/C zone.** There was no action taken on this plan.

**P14-05- VERIZON WIRELESS-ROUTE 216, Cellco Partnership d/b/a Verizon Wireless, 4642 Johnstown Road, Suite200, Harrisburg, PA 17109. A final land development plan submitted in order to construct telecommunications facility. The property is located at 590 McAllister Street in the R-8 zone.**

Chris Knarr, Rettew Associates, represented this plan. Township Engineer Bortner stated that the plan had previously been before the planners during the zoning case. York County Planning Commission comments have been received.

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

The Planning Commission reviewed the draft Comprehensive Plan. The next public meeting will be a joint meeting between the Hanover Borough Council and the Penn Township Board of Commissioners.

Planners Van de Castle/Senatore moved for a favorable recommendation of the comprehensive plan to the Penn Township Board of Commissioners. Motion carried 6-0.

The meeting adjourned at approximately 7:45 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
JULY 3, 2014

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, July 3, 2014 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Henry Senatore, David Quinn, Stephen Roth along with Township Engineer Eric Bortner. Planner David Baker was absent with notice

The planners approved the June 5, 2014 planning commission minutes as submitted.

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

**Z14-09 - DONALD L. HOLLOWAY, 29 Laurel Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct a roof over an existing parking pad that does not meet the side setback requirements. The property is located at 29 Laurel Drive in the R-15 zone.**

Donald L. Holloway represented the request. Mr. Holloway purchased the house in 2006 and has remodeled it. He has installed a parking pad that is three feet from the property line and attached to the garage. He utilizes the parking pad but this winter it was difficult to access the pad to remove the snow. He would like to extend the existing roof over the pad. He has designed the roof so that it would be tile like the existing home roof and would resemble a wrap around porch. The roofline would not impose on the neighbor. Mr. Holloway is a minister and is on-call twenty-four hours a day, seven days a week.

The rainspouts would run across the roof and drain out the back of the garage. The pad would not be enclosed but would just have the roof over it. There was some discussion about the construction of the structure and the water runoff.

Planners Felix/Quinn moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case Z14-09 - Donald Holloway requesting a variance to Section 203.3 (Area and Bulk) in order to construct a roof over an existing parking pad that does not meet the side setback requirements as it does not meet the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried 6-0.

**Z14-10 - RYAN HOMES c/o Mr. Robert C. Grothmann, 11403 Cronridge Drive, Suite 200, Owings Mills, MD 21117. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct decks that would encroach into the required minimum setbacks. The property is located in Brookside Heights on South Center Street in the R-8 zone.**

Robert C. Grothmann, Division Manger for Ryan Homes, and Brian Rodriguez, Sales Manager for Ryan Homes, represented the request. They are requesting to reduce the minimum setback requirements for rear decks. Mr. Grothmann stated that Ryan Homes meets the requirements for a variance. They provided the approved land development plan that showed the lots, which did not meet the setback requirements for decks. Mr. Grothmann stated that there are lots that meet the setback requirements for decks but then the lot next to that one would not. Mr. Grothmann stated that the primary structure fits within the setback line. The home has a patio sliding door that would need to be blocked if there was not a deck installed. Mr. Grothmann stated that there might be confusion between one property to another on whom would be able to have a deck if they are not allowed to build in the setback. They feel that the

decks would enhance the community. Mr. Grothmann stated he felt that the development would not look its best if not all properties were allowed a deck. Mr. Grothmann reviewed the lots that would require a variance. A deck specification was provided for the planners to review. Planning members suggested that the number of units could be reduced to accommodate the decks. Mr. Grothmann explained that the home proposed is built in many different areas and all have decks but some municipalities allow for some encroachment into the setbacks with decks.

Mr. Grothmann explained the process of how they purchased the plan from Paul Burkentine.

There are seventy lots that would require a variance for a deck. The decks will be about four feet apart from each other. There will be several sizes of the same style home built in the development. There was some discussion about the expansion of an existing nonconformity but since the structure has yet to be built it could not be considered nonconforming. Mr. Rodriguez stated that it would be a hardship for Ryan Homes if they were not able to have the decks because they will not be able to sell the homes.

Planners Roth/Quinn moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z14-10 - Ryan Homes c/o Mr. Robert C. Grothmann, requesting a variance to Section 202.3 (Area and Bulk) in order to construct decks that would encroach into the required minimum setbacks, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion tied on a 3-3 vote with Planners Felix, Klunk, and Van de Castle casting the dissenting votes.

The Planners received the following waiver or exoneration requests:

**Hanover Land Services, Inc. on behalf of Michael Burkentine is requesting a waiver to Section 303 (Submission of Plans) and to Section 509.a (Lots and Lot Sizes) of the Penn Township Subdivision and Land Development Ordinance for their preliminary/final subdivision plan. The property is located in the 800 block of West Middle Street.**

Reg Baugher, Hanover Land Services, represented the request. They are requesting a waiver of the preliminary plan requirement due to the development being in an existing neighborhood. They are also requesting a waiver of the lot width-to-depth ratio due to the existing single family homes on the adjacent lots. The lot of record is an existing lot.

Planners Felix/Senatore 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.

P08-20 – 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.

P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Lancaster, PA 17603. A final subdivision plan submitted in order to create twelve (12) lots to construct 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

**P13-05 – AQUAPHOENIX SCIENTIFIC, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a manufacturing and warehouse building. The property is located at 12 Industrial Drive in the Industrial Zone.** There was no action taken on this plan.

**P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone.**

Gerry Funke, GHI Engineers and Surveyors, was present representing Amish Markets. Hugh Simpson, Real Source Advisors representing CD Investors, was also present to discuss the adjacent property, the former Hanover Airport property, which is owned by CD Investors. Mr. Funke informed the planners that a meeting was held between the Amish Markets, Hugh Simpson, Penn Township and the Borough of Hanover to discuss the best way for improvements to the two properties, along with improvements to traffic flow along Broadway. Mr. Funke provided a plan that showed a proposed traffic signal at the entrance of the Hanover Bowling Center. There would be a street entering CD Investors property from the Silbaugh Amish Markets property. There was some discussion about extending the existing cul de sac in Hickory Hills through the new development on CD Investors property. There was some discussion about a roundabout but the developers indicated that it would not work. The Amish Markets will have 674 parking spaces when the project is complete.

Hugh Simpson provided a conceptual plan for the CD Investors parcel. It provided some of the proposed accesses and showed how the land would be divided between residential and commercial development. The two landowners are trying to get one access for the two properties onto Broadway. CD Investors is moving forward with concept plans addressing traffic and sanitary sewer issues. There are wetlands on the CD Investors property, which are larger than what is shown on the plan. Mr. Simpson stated that they do have interested parties interested in developing sections of the property. There was some discussion about improving the intersections along Broadway and what may need to be done with Flickinger Road in the future.

Mr. Funke stated they wanted input from the Planning Commission on what is proposed before they proceed.

**P14-01 - LEGACY BUILDING EXPANSION, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted in order to construct a building expansion for manufacturing and warehouse. The property is located at 300 Fame Avenue in the Industrial zone.** There was no action taken on this plan.

**P14-02 - MUSTANG HEIGHTS, J.A. Myers Building and Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision and land development plan submitted in order to create twenty three (23) lots to construct single family detached dwellings. The property is located at 361-363 Black Rock Road in the R-15 zone.** There was no action taken on this plan.

**P14-04 - GRANDVIEW PLAZA - UNIT 16, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an office building. The property is located at Grandview Plaza in the S/C zone.**

Gerry Funke, GHI Engineers and Surveyors, represented this request. The comments from the Township Engineer requested a traffic study and a preliminary study by TRG did not show a significant increase in the number of vehicles utilizing the facility. Mr. Funke reviewed the original traffic study from 1994 and the shopping center, as a whole, has less square footage than what was in the study. TRG's preliminary study shows the increase in traffic would be negligible. The location of the dumpster was shown.

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

**P14-06 - REBECCA GOODERMUTH, 3121 Grandview Road, Hanover, PA 17331. A final ad-on subdivision plan submitted in order to add on to an existing adjoining residential lot. The property is located at 3121 Grandview Road in the R-15 zone.**

Reg Baugher, Hanover Land Services, represented this plan. York County Planning Commission comments have not been received. This is an add-on lot.

**P14-07 - MICHAEL BURKENTINE, 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create six (6) lots to construct single family attached dwellings. The property is located in the 800 block of West Middle Street in the R-8 zone.**

Reg Baugh, Hanover Land Services, represented the plan. York County Planning Commission comments have not been received.

The meeting adjourned at approximately 8:29 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary



PENN TOWNSHIP PLANNING COMMISSION  
AUGUST 7, 2014

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, August 7, 2014 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Henry Senatore, David Quinn, and David Baker along with Zoning Officer Matt Swanner and Township Engineer Eric Bortner. Planner Stephen Roth was absent with notice.

The planners approved the July 3, 2014 planning commission minutes as submitted.

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

**Z14-11 - DAVID S. BAILEY, 3025 Nancy Street, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to enlarge front porch that encroaches into the front setback requirements. The property is located at 3025 Nancy Street in the R-15 zone.**

Davis Bailey represented this request. The applicant would like to build a front porch on the right side of his house that would encroach five feet into the front setback. There are no curbs or sidewalks on Nancy Street. The porch will extend to the end of the house and have a roof over it. He intends to remove the existing garden in the front yard and build the porch in its footprint. The porch will be twenty two feet from the road. The Commission reviewed several pictures of the neighbor's porches.

Planners Baker/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z14-11 - David S. Bailey requesting a variance to Section 203.3 (Area and Bulk) in order to enlarge a front porch that encroaches into the front setback as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried 6-0.

The Planners received the following waiver or exoneration requests:

**Hanover Land Services, Inc., on behalf of Michael Burkentine is requesting a waiver to Section 606 (Residential Individual Lamp Posts) of the Penn Township Subdivision and Land Development Ordinance for their preliminary/final subdivision plan. The property is located in the 800 block of West Middle Street.**

Scott Barnhart, Burkentine and Sons, was present to represent the request. They would like to install residential lights on lots 1, 3, 4 and 6. Mr. Barnhart stated that he was aware that there was discussion at Public Works Committee meeting about installing the other residential lights to the rear of the facility and they would be able to do that. The existing street light will be in front of unit three. The Commission recommended that units one and six have the residential lights in the front and the other residential lights be installed in the back of the building. The existing dusk to dawn light will be removed.

Planners Felix/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on this request with the condition that the residential lights are installed on units one and six in the front of the building and residential lights are installed to the rear of the building for units two, three, four and five. 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.

**P08-20 – 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.

P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Lancaster, PA 17603. A final subdivision plan submitted in order to create twelve (12) lots to construct single-family detached dwellings. The property is located on east side of Brezewood Drive approximately .5 mile south of York Street in the R-8 zone. There was no action taken on this plan

P13-05 – AQUAPHOENIX SCIENTIFIC, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a manufacturing and warehouse building. The property is located at 12 Industrial Drive in the Industrial Zone. There was no action taken on this plan.

P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone. There was no action taken on this plan.

P14-01 - LEGACY BUILDING EXPANSION, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted in order to construct a building expansion for manufacturing and warehouse. The property is located at 300 Fame Avenue in the Industrial zone. There was no action taken on this plan.

P14-02 - MUSTANG HEIGHTS, J.A. Myers Building and Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision and land development plan submitted in order to create twenty three (23) lots to construct single family detached dwellings. The property is located at 361-363 Black Rock Road in the R-15 zone. There was no action taken on this plan.

P14-04 - GRANDVIEW PLAZA - UNIT 16, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an office building. The property is located at Grandview Plaza in the S/C zone. There was no action taken on this plan.

P14-06 - REBECCA GOODERMUTH, 3121 Grandview Road, Hanover, PA 17331. A final ad-on subdivision plan submitted in order to add on to an existing adjoining residential lot. The property is located at 3121 Grandview Road in the R-15 zone.

Reg Baugher, Hanover Land Services, represented this plan. York County Planning Commission comments and Township Engineer comments have been addressed.

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

P14-07 - MICHAEL BURKENTINE, 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create six (6) lots to construct single family attached dwellings. The property is located in the 800 block of West Middle Street in the R-8 zone.

Scott Barnhart, Burkentine & Sons represented the plan. The plan was previously reviewed under the waiver request. The comments from both York County Planning and the Township have been addressed.

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

**P14-08 - BROOKSIDE HEIGHTS - PHASE 2, Brookside LLC (Paul Burkentine, member), 1500 Baltimore Street, Hanover, PA 17331. A final subdivision plan submitted in order to create fifty-six (56) lots to construct single - family attached dwellings. The property is located south of York Street and east of Brookside Avenue in the R-8 zone.**

Scott Barnhart, Burkentine and Sons, and Ted Decker represented this plan. Mr. Barnhart stated that the next phase of this plan has been changed to address the zoning issue of the decks. There have been some decks approved in the setbacks for this subdivision as part of a zoning case for phase one. The fire hydrant issue on Fire Chief Cromer's comments has been addressed. Township Engineer Bortner's comments have been addressed. Lot dimensions have been added to some lots. York County Planning Commission comments have been addressed. They wanted additional information on the site data sheet. There are no deed restrictions. The sewage planning module and NPDES permits were previously submitted.

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

**P14-09 - JANET P. RICE & ALLEN M. & AMY V. SMITH, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final re-subdivision plan submitted in order to consolidate two (2) single-family residential lots. The property is located at 5195 Grandview Road and 5 Rice Court in the R-22 zone.**

Allen Smith, owner, and Gerry Funke, GHI Engineers and Surveyors, represented this plan. Mr. Funke stated that Mr. Smith was approached by the executors of the Rice estate about purchasing a portion of the property. The new lot is an odd shape lot due to the existing improvements on 5 Rice Court. The subdivided piece from the Rice property will be combined to the Smith property. Mr. Smith will have about twelve acres when the properties are combined.

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

**P14-10 - WHISPERING RUN PHASE - 2C, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted in order to create twenty-one (21) lots to construct single-family residential lots. The property is located south and west of Pearl Drive and Bair Road in the R-22 zone.**

A letter was read that Mr. Myers wished to withdraw the plan.

Planners Quinn/Baker moved to recommend withdraw of the plan. Motion carried 6-0.

Planner Senatore provided information with regards to how to improve parking in Penn Township. The Committee reviewed the information that was provided. The information will be forwarded to the Board of Commissioners for consideration when they update the zoning ordinance.

The meeting adjourned at approximately 7:59 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
SEPTEMBER 4, 2014

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, September 4, 2014 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Henry Senatore, David Quinn, David Baker, and Stephen Roth along with Township Engineer Eric Bortner and Zoning Officer Swanner.

The planners approved the August 7, 2014 planning commission minutes 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.

**P08-20 – 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.

**P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Lancaster, PA 17603. A final subdivision plan submitted in order to create twelve (12) lots to construct 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

**P13-05 – AQUAPHOENIX SCIENTIFIC, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a manufacturing and warehouse building. The property is located at 12 Industrial Drive in the Industrial Zone.**

Gerry Funke, GHI Engineers and Surveyors, represented this plan. Mr. Funke stated that the plan is divided into three phases. Each of these phases will consist of warehouse and manufacturing being added and office space being added on phases two and three. After the completion of the first phase the existing facility will be moved into the new building. The old building will be sold or leased. York County Planning Commission comments were addressed.

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

**P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone.** There was no action taken on this plan.

**P14-01 - LEGACY BUILDING EXPANSION, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted in order to construct a building expansion for manufacturing and warehouse. The property is located at 300 Fame Avenue in the Industrial zone.** There was no action taken on this plan.

P14-02 - MUSTANG HEIGHTS, J.A. Myers Building and Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision and land development plan submitted in order to create twenty three (23) lots to construct single family detached dwellings. The property is located at 361-363 Black Rock Road in the R-15 zone. There was no action taken on this plan.

P14-04 - GRANDVIEW PLAZA - UNIT 16, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an office building. The property is located at Grandview Plaza in the S/C zone. There was no action taken on this plan.

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

The meeting adjourned at approximately 7:07 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary



PENN TOWNSHIP PLANNING COMMISSION  
OCTOBER 2, 2014

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, October 2, 2014 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, Henry Senatore, David Quinn, David Baker, and Stephen Roth along with Township Engineer Eric Bortner and Zoning Officer Matt Swanner.

The Planners approved the September 4, 2014 planning commission minutes as submitted.

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

**Z14-12 – BROOKSIDE LLC, 300 Dubbs Church Road, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) and 306.2 (f) 3 (Multi-Family dwelling driveway) and a special exception to Section 202.2 (Uses by Special Exception) in order to construct single family attached dwellings. The property is located east of Phase 1 & 2 Brookside Heights in the R-8 zone.**

Paul Minnich, attorney for Brookside LLC, and Scott Barnhart, Brookside LLC, and Ted Decker, Group Hanover, represented this request. The applicant is requesting to build single family attached dwellings in the R-8 zone. They are requesting a variance to the height of the building and the placement of the driveways for the interior lots. These variances and special exception were approved for the previous phases. Mr. Barnhart reviewed the product that is being proposed. He stated that some of the units for phases one and two have been sold and are being lived in. The home is a three story townhouse with a garage. The peaked roof will make the home taller than the thirty five feet allowed by the ordinance. Mr. Barnhart stated that they can not meet the requirements for three feet driveway due to the off set driveways. He referenced several developments in the Township that have driveways that are one foot off of the property line. He provided several photos of those developments. Parking has been limited to one side of the street in phases one and two and they are proposing the same for phase three.

Brookside LLC may sell the lots to someone else to construct the homes. Ryan Homes has purchased forty lots from phases one and two. Mr. Barnhart stated that the lots have been designed to allow for decks if a certain sized home is constructed. If a larger home is built it may not allow for the deck. Mr. Barnhart stated that they were not aware that Ryan Homes applied for a variance for the variance for the decks until after the fact. It was noted that some of the lots that Ryan received variances for they have not purchased yet.

Attorney Minnich reviewed the special exception for single family attached dwellings and how they meet the requirements of the special exception. They do not meet the requirements for the driveway and the building height and are requesting the variances. The plan has been around since 2004.

There was some discussion on Park Street and that the connection has been removed.

Planners Quinn/ Baker moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z14-12 - Brookside LLC, requesting a variance to Section 202.3(Area and Bulk) and 306.2 (f) 3 (Multi Family dwelling driveway) in order to construct single family attached dwellings, as they meet the requirements for a variance as set forth in Section 502.3 a) thru f) with requirement that

parking restrictions be specified and the maximum height of the home not exceed thirty five feet. Motion carried on a 7-0 vote.

Planners Quinn/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z14-12. Brookside LLC requesting a special exception to Section 202.2 (Uses by Special Exception) in order to construct single family attached dwellings as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried 7-0.

**Z14-13 – Jeffrey S. and Donna M. Carroll, 701 York Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (a) & (b) (Expansion and Alteration) in order to construct a one car garage and room above. The property is located at 701 York Street in the A/O zone.**

Jeffrey Carroll represented this request. The applicant would like to expand the existing room over his one car garage for storage and enclose the stairwell so that he and his wife can live in the apartment. His wife would be able to go into her hair salon without going outside. A peak roof will be added to cosmetically blend the garage and the main building. The apartment was previously rented out. Donna Carroll is the sole proprietor of the existing hair salon. The enclosed stairwell will cause one parking space to be removed. There are currently nine parking spaces available.

Planners Quinn/Senatore moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z14-13. Jeffrey S. and Donna M. Carroll requesting a special exception to Section 407.2 (a) & (b) (Expansion and Alteration) in order to construct a one car garage and room above as it meets the requirements for a variance as set forth in Section 503.3 a) thru e). Motion carried 7-0.

The Planners received the following waiver or exoneration requests:

**Jack N. Powell, PE, Inc., on behalf of their client, Hickory Falls Family Entertainment Center is requesting a waiver from the land development process for their proposed addition. The property is located at 110 Hickory Lane.**

D. J. Hart, attorney for Hickory Fall Entertainment Center and Jack N. Powell, PE, were present to represent the request. They would like to add additional space to their kitchen to accommodate storage and a larger freezer and enclose their existing entrance creating foyer space with a double entry to bring it up to code and be more energy efficient. This will result in an additional 370 square feet of impervious area. There will be a temporary sidewalk installed during construction to allow for handicapped access. The sidewalk will be removed following the completion of construction.

Mr. Powell was asked if Hickory Falls Family Entertainment Center ever applied for a land development waiver previously. He stated no. Township records indicate that waivers were granted on May 2003 and December 2003. There was some discussion about the history of the waiver requests and how they are handled by the Township. The history of the land development plans was reviewed.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Planner Felix recused himself from voting. 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.

**P08-20 – 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.

**P12-12 – BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Lancaster, PA 17603. A final subdivision plan submitted in order to create twelve (12)**

lots to construct 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.

P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone. There was no action taken on this plan.

P14-01 - LEGACY BUILDING EXPANSION, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted in order to construct a building expansion for manufacturing and warehouse. The property is located at 300 Fame Avenue in the Industrial zone. There was no action taken on this plan.

P14-02 - MUSTANG HEIGHTS, J.A. Myers Building and Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision and land development plan submitted in order to create twenty three (23) lots to construct single family detached dwellings. The property is located at 361-363 Black Rock Road in the R-15 zone. There was no action taken on this plan.

P14-04 - GRANDVIEW PLAZA - UNIT 16, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an office building. The property is located at Grandview Plaza in the S/C zone. There was no action taken on this plan.

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

P14-11-877 YORK STREET, LLC, - 311 East Chase Street, Baltimore, MD 21202. A final subdivision plan submitted in order to amend previous plan to combine lots 1A and 1B into a single lot. The property is located at 22 S. Center Street in the R-8 zone.

Chris Raubenstine, Hanover Land Services, was present to represent the plan. The plan is combining lots 1A and 1B into one lot to be recorded at the York County Courthouse. There is no record of this land being previously combined. York County Planning Commission comments have not been received but Mr. Raubenstine requested conditional approval. Engineer Bortner explained how the property became a single parcel. This was a result of the economy and multiple subdivisions.

Planners Van de Castle/Quinn made a motion to wait for the York County comments before making a recommendation. Motion was approved on a 7-0 vote.

The meeting adjourned at approximately 7:58 PM.

Respectively Submitted,  
Kristina J. Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
NOVEMBER 6, 2014

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, November 6, 2014 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, and Henry Senatore, along with Township Engineer Eric Bortner and Zoning Officer Swanner. Planners David Quinn and Stephen Roth were absent with notice. Planner David Baker arrived at 7:20 p.m. immediately prior to the vote on Auchey Restorations, LLC.

The planners approved the October 2, 2014 planning commission minutes as submitted.

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

**Z14-16 - Auchey Restorations, LLC 3617 Camp Woods Road, Glennville, PA 17329.**

**Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) and/or 407.3 (Replacement) in order to operate a vehicle restoration and sales business. The property is located at 404 Frederick Street in the A/O zone.**

Jared Auchey, owner of Auchey Restorations, James Yingst, attorney, and Russ Berwager, property owner, represented this request. Mr. Auchey would like to open a vehicle restoration facility on the property currently owned by Russ Berwager who owns and operates Penn Auto Body Shop. Mr. Auchey would be utilizing half of the existing garage. Mr. Auchey would be restoring cars that he has purchased. He anticipates restoring one to two cars a year. Once a vehicle has been restored it would be sold or stored at his personal residence. Mr. Auchey would be securing an auto dealership license from the state in order to sell the restored vehicles. The dealer's license requires the applicant to list an address where the business operates. There is concern Mr. Auchey would be displaying and selling cars from the property. Mr. Auchey will not be setting any cars out for sale on the property. He will be selling the refurbished cars from his home, if they have not already been sold, through the internet or at a car auction. Mr. Auchey would be the only employee at this time but may hire one to two additional employees at some future time.

Mr. Auchey stated that he may repair some family and friends cars but it would be very few. These types of repairs will be very limited and would not include work covered by insurance. Mr. Auchey would have his car parked on the property and can park about four cars in the garage. He may have one additional car parked outside but it would be for a brief time.

Deliveries will be limited and any large parts are delivered to his home. Penn Auto Body, located at the same address, receives deliveries every day. Mr. Auchey purchases paint directly from the supplier and does not have it delivered. There will be no signs on the street but he will have the hours of operation on the door as required by the dealership license. The structure of the building will not be changed. There is a large sliding door that separates the two sides of the garage. There will be no other cars on the lot being used for spare parts. Mr. Auchey will be renting from Mr. Berwager. Mr. Auchey will be utilizing the paint booth that Mr. Berwager has. Mr. Auchey will not be restoring vehicles for other people. All the vehicles are owned by Mr. Auchey and then sold. This allows him to pick and choose his work.

Mr. Auchey wants the dealership license for the dealership number and the tag to be able purchase and sell vehicles. The rental agreement prevents Mr. Auchey from opening a car lot on the property.

Planners Klunk/Felix moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z14-16 - Auchey Restoration, requesting a special exception to Section 407.2 (Expansion and Alteration) and/or 407.3 (Replacement) in order to operate a vehicle restoration and sales business, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e), with the stipulation that the Zoning Hearing Board add a condition to the approval that prohibits outside displays of vehicles for sale. Motion carried on a 4-0 vote with Planner Baker abstaining.

**Z14-17 - Con Agra Foods, Inc. 680 W. Chestnut Street, Hanover, PA 17331. Applicant is requesting a variance to Section 209.3 (Area and Bulk) in order to construct a canopy over existing bulk unload area that encroaches into the front setback. The property is located at 680 W. Chestnut Street in the Industrial Zone.**

Carlos Bastos, professional engineer, along with local and corporate officials represented this request. Mr. Bastos stated that Con Agra would like to construct a canopy over the existing bulk unload area along Blettner Avenue. This is part of the upgrades that Con Agra has made to the facility since DEP had issued a notice of violation for flour that was spilled on pavement during unloading. They have fixed the other areas of the property that were in violation. This will be the final phase of the upgrades. The solution that they are proposing was suggested by the Township Manager during a meeting. Mr. Bastos explained the process of unloading the raw materials being used by Con Agra. The notice of violation was because there is nothing covering the area. There is a creek to the right of the facility. There is concern by Penn Township and Hanover Borough to accept any stormwater from Con Agra into their systems because it would be a violation of their existing permits. The amount of spillage is minimal but clean up is difficult because of the age and wear of the concrete. The canopy they are placing over the facility will be about twelve feet high and twenty eight feet wide. The variance is for a zero foot setback. The canopy will go to the right of way line of the facility. There will be two bays for unloading. The structure will be composed of steel and would be covered.

There was some discussion about the placement of the canopy. Township Engineer Bortner expressed concern about the size of the trucks being used. The trucks have been parked in the Township's right of way on several occasions. Mr. Bastos stated that some of the trucks are not pulling up to the curb stop. Township Engineer Bortner stated that on November 5, 2014 a truck was unloading and was parked on the Township right of way on Blettner Avenue to the yellow center line. The process of unloading the trucks was explained. These issues will be discussed under land development.

Planners Senatore/Baker moved for a favorable recommendation on Z14-17 - Con Agra Foods requesting a variance to Section 209.3 (Area and Bulk) in order to construct a canopy over existing bulk unload area that encroaches into the front setback, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried 4-0 with Planner Felix abstaining.

**Z14-18 - Silbaugh Investors LP, 1649 Broadway, Hanover, PA 17331. Applicant is requesting a variance to Section 207.2 (Use Regulations) in order to use a portion of the rear existing 60,000 square foot addition for warehousing. The property is located at 1649 Broadway in the s/c zone.**

There was no one present to represent this request.

Planners Felix/Klunk moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case Z14-18 - Silbaugh Investors, requesting a variance to Section 207.2 (Use Regulations) in order to use a portion of the rear exiting 60,000 square foot addition for warehousing as it does not meet the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried 5-0. The Committee denied the request because of the applicant is claiming a hardship but the hardship is not on Amish Markets but on Legacy.

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.

**P08-20 – 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.**

**P12-12 - BREEZEWOOD DRIVE, Crosswinds Associates Development Company Inc., 336 West King Street, Lancaster, PA 17603. A final subdivision plan submitted in order to create twelve (12) lots to construct 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**

**P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone. There was no action taken on this plan.**

**P14-01 - LEGACY BUILDING EXPANSION, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted in order to construct a building expansion for manufacturing and warehouse. The property is located at 300 Fame Avenue in the Industrial zone. There was no action taken on this plan.**

**P14-02 - MUSTANG HEIGHTS, J.A. Myers Building and Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision and land development plan submitted in order to create twenty three (23) lots to construct single family detached dwellings. The property is located at 361-363 Black Rock Road in the R-15 zone. There was no action taken on this plan.**

**P14-04 - GRANDVIEW PLAZA - UNIT 16, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an office building. The property is located at Grandview Plaza in the S/C zone. There was no action taken on this plan.**

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

**P14-11 - 877 YORK STREET, LLC, 311 East Chase Street, Baltimore, MD 21202. A final subdivision plan submitted in order to amend previous plan to combine lots 1A and 1B into a single lot. The property is located at 22 S. Center Street in the R-8 zone.**



Reg Baugher, Hanover Land Services, represented this request. Mr. Baugher explained this parcel has existed since the Brookside Heights plan was approved. The parcel can not be sold because York County does not have it as a single lot. This will resolve this issue. Mr. Baugher stated that Township Engineer Bortner's comments have been addressed. The lot does have its own address. The lot is used for commercial purposes. York County Planning Commission comments have been addressed.

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

**P14-12 - WHISPERING RUN PHASE 2C, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted in order to create thirty (30) lots to construct single-family residential building lots. The property is located at the end of Bair Road, south of Clover Lane intersection in the R-22 zone.**

Ted Decker, GHI Engineers and Surveyors, represented this plan. The plan had been previously submitted but had been withdrawn. This would be the final phase of Whispering Run. Township Engineer Bortner stated there are minimal concerns with the plan. They reviewed the building set back on one of the corner lots.

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

The planners agreed to have the January 2015 meeting on January 8, 2015 since the first Thursday of January is a holiday.

The meeting adjourned at approximately 8:00 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION  
DECEMBER 4, 2014

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 PM on Thursday, December 4, 2014 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Joseph Klunk, David Quinn, Henry Senatore, and David Baker along with Township Engineer Eric Bortner and Zoning Officer Swanner. Planner Stephen Roth was absent with notice.

The planners approved the November 6, 2014 planning commission minutes as submitted.

The Committee thanked David Quinn for his service since he has submitted his resignation effective December 31, 2014.

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:

Herbert, Rowland & Grubic, Inc., on behalf of Joseph A. Myers is requesting waivers to Section 509 (a) (Lot Depths) and Section 509 (a) (Double Frontage Lots) of the Penn Township Subdivision and Land Development Ordinance for Mustang Heights. In addition, they are requesting a waiver to Section 306.B.4 (Detention and Retention Basins-Fencing) of the Penn Township Stormwater Management Ordinance in regards to their Mustang Heights plan.

Brian Reisinger, P.E., HRG, and Jeff Stough, J.A. Myers represented this request. York County Planning Commission comments have been received for this plan. The requests are being made because the property is located in the steep slope zone and has a stream and wet lands upon it.

Planners Quinn/Senatore moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver of 509 (a) Lot Depths of the Township's Subdivision and Land Development Ordinance for the Mustang Heights plan. Motion carried on a 6-0 vote.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver to Section 509 (a) Double Frontage Lots of the Township's Subdivision and Land Development Ordinance for the Mustang Heights plan. Motion carried on a 6-0 vote.

Planners Quinn/Baker moved for a favorable recommendation to the Penn Township Board of Commissioners for a waiver to Section 306.B.4 Detention and Retention Basins - Fencing of the Township's Stormwater Management Ordinance for the Mustang Heights plan. Motion carried on a 6-0 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 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.

**P08-20 – 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.

**P13-09 - AMISH MARKETS AT HANOVER, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct an Amish retail sales market. The property is located at 1649 Broadway in the Shopping/Commercial zone.** There was no action taken on this plan.

**P14-02 - MUSTANG HEIGHTS, J.A. Myers Building and Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision and land development plan submitted in order to create twenty three (23) lots to construct single family detached dwellings. The property is located at 361-363 Black Rock Road in the R-15 zone.**

Jeff Stough, J. A. Myers, represented this plan. Township Engineer Bortner noted that the plan still references Supervisors instead of Commissioners. There was some discussion about the placement of the traffic control devices. The traffic control plan was reviewed.

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

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

**P14-13 - THORNBURY HUNT, Royal Building, Inc., 160 Ram Drive, Hanover, PA 17331. A final subdivision and land development plan submitted in order to create thirty-six (36) lots to construct single-family residential building lots. The property is located on the west side of Beck Mill Road in the R-22 zone.**

Jeff Stough, J. A. Myers, represented this plan. York County Planning Commission comments have been received but the plan has not been revised. There was discussion on the inability of Brian Lane to be dedicated to the Township because the ownership of two lots can not be determined between J. A. Myers and Bon Ton Builders. Neither builder is adequately providing proof of ownership. Engineer Bortner stated that another plan would need to be submitted showing Brian Lane being able to be dedicated to the Township. The Township will check with the Solicitor regarding the road dedication and the correct lots that belong to Thornbury Hunt. The road names will be changed.

The Board of Commissioners will be holding a public hearing on December 17, 2014 at 7:00 p.m. at the library to discuss the comprehensive plan.

One of the members expressed concern about the Burkentine subdivision on the Breezewood driveway and the installation of the grass plot.

The meeting adjourned at approximately 7:45 PM.

Respectfully submitted,  
Kristina Rodgers, Recording Secretary