

PENN TOWNSHIP PLANNING COMMISSION
January 6, 2011

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on January 6, 2011 at the Penn Township Municipal Building. Also present were planning members David Quinn, Fred Marsh, Paul McAndrew, Stede Mummert, and Wendell Felix, along with Township Engineer Eric Bortner and Acting Zoning Officer Kristina Rodgers. Planners Dan Goldsmith and David Quinn were absent with notice.

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

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

The December 2, 2010 Planning Commission minutes were approved as submitted.

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

Z10-17- WRD HANOVER, LLP, 123 Coulter Avenue, Suite 200, Ardmore, PA 19003.
Applicant is requesting a special exception to Section 634 (Replacement of Nonconformity by Another Nonconformity) in order to demolish existing structure and replace with another structure. The property is located at the North Point Plaza (Delco Plaza) at intersection of Carlisle Street and West Eisenhower Drive in the H/B zone.

Ted Decker, Group Hanover, Inc., Michael Wildner, owner, and Karen Martin, property manager, represented this request. The applicant would like to remove the existing movie theater and replace it with a restaurant and other businesses. They will be removing a 14,260 square foot structure and replacing it with a 10,174 square foot structure. The new building will remain within the existing setbacks and will not create any new dimensional nonconformity. There will be four additional stores between the pizza hut and the village pet store. Those stores could change depending upon the tenants that are secured. The applicant provided a letter dated December 16, 2010 reviewing the requests for a special exception and how they meet the provisions. Mr. Decker reviewed the letter stating that the signs and lighting would not create a negative effect on the area; the reduction in building coverage of 4,086 square feet will result in a smaller building and have less of a visual impact than the existing building; the change from the existing theater to retail and an eating establishment will result in a reduction of traffic and require less parking than the existing use. The new structure and use will result in a reduction of 278 parking spaces required from the previous use as a movie theater. They will be adding parking spaces along the new Pizza Hut. The loading area has not changed and will continue to be in the rear of the buildings. No approachable change is anticipated for noise, odors, fumes, glare, vibration, smoke, vapors, gases, or wastes. The new structure will not increase the risks of fire, explosion or other hazards. The theater building is an outdated building with no practical use. Mr. Decker noted that the third access on Eisenhower Dr. that was on the originally presented plan has been removed. The projected parking requirement for the proposed tenants is less than what was required for the movie theater. They will need

about 270 less parking spaces than what they needed for the movie theater. They are adding more spaces to the existing property. The area where there is currently bumper curbs will have a landscaped island to help traffic flow. There was also some discussion about the stormwater. York County Planning Commission comments refer to this particular plan and not the original submission.

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z10- 17 – WRD Hanover, LP, 123 Coulter Avenue, Suite 200, Ardmore, PA 19003, requesting a special exception to Section 634 (Replacement of Nonconformity by Another Nonconformity) in order to demolish existing structure and replace with another structure, as it meets the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on 5-0 vote.

The Planners received the following waiver or exoneration requests:

Bohler Engineering, on behalf of Suquehanna Bank, is requesting a waiver from stormwater management requirements in accordance with Article VI, Section C of the Penn Township Stormwater Management Ordinance.

Matthew Allen, Bohler Engineering, represented this request. They have purchased the residential property next to the Susquehanna Bank on Baltimore Street and are exchanging land between the two properties to square up the residential property and expand the bank facility. They received zoning hearing board approval to expand the use into the residential zone. The bank has taken possession of the home and will market it for resale following the lot line adjustment. They are proposing an expansion on the west side of the building plus three additional parking spaces. They will be rerouting the current access drive around the property. The will be disturbing about a fifth of an acre. They are increasing the impervious area by 2,800 square feet. They are requesting a waiver from the storm water management ordinance because they are only increasing the stormwater runoff off by seven percent. The ordinance allows for a waiver of request if the increase stormwater is less than ten percent. The waiver letter provided calculations of the increased stormwater for certain type of storms. They are in a fully developed area and there is a stormwater system around the property. The total water increase for a ten-year storm is .2cfs. The storm drain is designed for a ten-year storm. There is an onsite detention system near the current access drive near Baltimore Street. There were problems with the initial installation but they have since been corrected. Township Engineer Bortner believes that current system will handle the runoff. They are proposing some landscaping along the residential side of the property. This will be reviewed under the land development process.

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

James Quinn is requesting a waiver from land development plans in regards to this property at 916 Baltimore Street (A2Z Motors) in order to expand driveway and parking area.

James Quinn represented this request. The property is the location of A2Z Motor Sports. Mr. Quinn has been found guilty by the District Magistrate for allowing his tenant to parking vehicles on the grass areas at this property. Mr. Quinn wishes to pave his lot for ten additional parking spaces. He is

proposing not to pave any of the area in the front of the office. They are willing to put in an infiltration bed for stormwater management. The business continues to increase and they will stay behind the house line and continue to meet setback requirements. They have but down road millings to park on but that is not acceptable under the ordinance. They had previously requested land development waivers for a building expansion and were denied. Township Engineer Bortner stated he is concerned because this property began as a residential property and over the years it has developed into a commercial property without benefit of a land development plan. Mr. Quinn stated that he has a permit for the shed that was where the chicken coop was. He stated that Mr. Menges told him as long as it was kept in the existing footprint it would be allowable. They structure use to be Henry's Garden Shop. Where the pole building is, the previous owners had a building that was removed. Planner Felix stated that it is important that a land development be on file since the older homes are turning more commercial. The property is located in the Highway Business zone. They submitted a waiver request in 2009 for a building and were denied. The owner stated that this is the first time he has been in to represent the property for a waiver of the land development requirements.

Planners McAndrew/Mummert moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on 5-0 vote.

Group Hanover, Inc., on behalf of North Point Plaza is requesting waivers to Sections 402.b, 505k-1 and 605 of the Penn Township Subdivision and Land Development Ordinance. In addition, a request for a waiver to Article IX, Section C-13 of the Penn Township Storm Water Management Ordinance.

Ted Decker, Michael Wildner, and Karen Martin represented this request. Township Engineer Bortner reported that these are the same waivers that were requested in 1993 by the developer when the movie theater was expanded. The variance requests were approved in 1993. The ordinance requires that sidewalk be installed along Eisenhower Drive. There is sidewalk on the other side of the street at the car dealer. There was some discussion about the current sidewalks in the area. There is no sidewalk in front of the Kentucky Fried Chicken along Carlisle Street. There is construction on Eisenhower Drive and Carlisle Street that makes it difficult to install the sidewalk and curb. Planner Felix stated that it would be a temporary waiver of sidewalk and curb requirements. There was concern about what lots belong to this property. The Kentucky Fried Chicken is shown as a separate parcel from the shopping center. The property owner purchased Kentucky Fried Chicken around 1995. The Burger King and the Goodyear property are not part of the property. The Beijing Palace along Carlisle Street belongs to the shopping center. There was some discussion about the widening of Carlisle Street.

During the discussion of the waiver requests, the Planners reviewed the plan. They reviewed the entire property and there were changes to the plan since it was last reviewed. The additional access along Eisenhower Drive has been removed. They will be removing the speed bumps and installing an island to direct the traffic. There have been new signs installed along both Carlisle Street and Eisenhower Drive. The entrance to Burger King will remain. They are trying to make the main entrance to be off of Eisenhower Drive. They have put in landscaping and dressed up the entrance to encourage its usage. They will be expanding the infiltration pit where the movie theater is. York County Planning Commission comments and Township Engineer comments have been addressed. The only outstanding issues are the waiver requests and the zoning case decision.

Pending approval of zoning case Z10- 17, Planners McAndrew/Felix moved for a favorable recommendation to the Penn Township Board of Commissioners on the waiver requests with the condition of a temporary waiver on the sidewalk waiver requests. Motion carried on 5-0 vote.

Pending approval of zoning case Z10-17, Planners McAndrew/Marsh moved for a favorable recommendation of P10-15 North Point Plaza to the Penn Township Board of Commissioners. Motion carried on a 5-0 vote.

Burkentine and Sons is requesting a waiver to Section 505k (1) of the Penn Township Subdivision and Land Development Ordinance in regards to their South Hanover Crossing land development plan.

Township Engineer Bortner informed the Planners that in October 2010 they recommended approval of P10-09 – Wallen Tract Apartments/South West Crossing. The property has a telephone pole in the area where the sidewalk needs to go. The plan was recommended for approval with the telephone pole not being removed. Burkentine has submitted a request for a waiver of the sidewalk requirements and has already installed the sidewalk that does not meet the Township requirements. The waiver is for the area where the telephone is located.

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.

P03-03 – BOWMAN TRACT APARTMENTS, Baxter Investment Group, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan for thirty (30) unit multi-family complex located at 1300 Baer Avenue in the R-8 zone. There was no action taken on this plan.

P03-30 – MUSTANG POINTE, Mummert Enterprises, 8 Stuart Avenue, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone. There was no action taken on this plan.

P04-25 – SOUTH HEIGHTS, J. A. Myers Building & Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fifty-nine (59) single-family building lots. The property is located within the southeast intersection of Cooper Road and Westminster Avenue, in the R-22 zone. There was no action taken on this plan.

P04-26 –STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone. There was no action taken on this plan.

P06-23 -BROOKSIDE AVENUE TOWNHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone. There was no action taken on this plan.

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

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial Zone. There was no action taken on this plan.

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

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

P10-09 – WALLEN TRACT APARTMENTS/SOUTH WEST CROSSING, LLC, South West Crossing, LLC, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan for 48 unit multi-family complex. The property is located at Baer Avenue and Bowman Road in the R-8 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 was no action taken on this plan.

P10-15 – NORTH POINT PLAZA, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a new building for retail use. The property is located at the intersection of Carlisle Street and Eisenhower Drive in the H/B zone. This plan was recommended for approval during the waiver request process.

P10-17- SOUTH WESTERN SCHOOL DISTRICT BREEZEWOOD DRIVE SUBDIVISION, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted in order to create three lots. The property is located at the intersection of Breezewood Drive and Barrett Street in the R-15 zone.

There was no action taken on this plan.

P10-18 – SUSQUEHANNA BANK ADDITION, Susquehanna Bancshares, Inc. Attn.: James Murphy, 206 North Cedar Street, P.O. Box 1000, Towson, MD 21204. A final land development plan submitted in order to construct a bank addition. The property is located at 1345 Baltimore Street and 4021 Grandview Road in the S/C and R-15 zones. There was no action taken on this plan.

The meeting adjourned at 8:04 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION

February 3, 2011

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on February 3, 2011 at the Penn Township Municipal Building. Also present were planning members David Quinn, Fred Marsh, Paul McAndrew, Stede Mummert, Daniel Goldsmith, and Wendell Felix, along with Township Engineer Eric Bortner and Zoning Officer John Menges.

The January 6, 2011 Planning Commission minutes were approved as submitted.

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

Z11-01 – KARYN BRASHEARS, MIKE AND JOSH BRASHEARS, 6 Loop Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.2 (Use) in order to raise and house racing and show pigeons. The property is located at 6 Loop Drive in the R-15 zone.

Karyn Brashears and Josh Brashears represented this request. Josh Brashears presented a letter about his hobby of raising pigeons, which was read by Mrs. Brashears. The letter explained how he got involved in the hobby, when he got the pigeons, and what he intends to do with the pigeons. Josh Brashears has had eleven pairs of pigeons for the past nine months. He also brought in a petition signed by the neighbors stating that they did not have a problem with the pigeons.

The Brashears received their pigeons from Mr. Tracy Davis who received a variance from the Zoning Hearing Board about fifteen years ago to raise pigeons at his home along Grandview Road. The Brashears raise both show and racing pigeons. They take the pigeons wherever they go in the spring and summer and release them and they return home every time. Josh Brashears provided pictures of the area where the birds are kept. The coop is 3' by 4'. They use school lockers for their hutches. The eggs are thrown out in the trash. They have not replaced the ones that have not returned. They are not sure how to get rid of the pigeons if they have to because they always fly back. Josh Brashears displayed some of his pigeons, both show pigeons and flyers, to the Planners. The pigeons have all their required shots and are treated if they become sick.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z11-01 – Karyn Brashears, Mike and Josh Brashears, 6 Loop Drive, Hanover, PA requesting a variance to Section 203.2 (Use) in order to raise and house racing and show pigeons as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 7-0 vote.

Zoning Officer Menges informed the applicants to make sure that they have some of the signers of the petition at the Zoning Hearing Board meeting on February 8, 2011. If they are not present to testify to their support the petition will not be accepted.

Z11-02 – WALTER DANNER c/o DAVID DANNER, 600 Beck Mill Road, Hanover, PA 17731. Applicant is requesting a variance to Section 203.2 (Use) in order to operate a retail

business. The property is located on the northwest corner of Beck Mill Road and Cooper Road in the R-15 zone.

Reg Baugher, Hanover Land Services, represented this request. The applicant is proposing to relocate the current Bernina Sewing Machine Shop (currently located across the street) to this parcel. They will be constructing a new building on the property. The existing building on the old property will be used for warehouse. The two proposed driveways will be far enough apart but the sight distance will need to be reviewed during the land development review process. There are 110 feet between the driveways and per the zoning ordinance they only need to be forty feet apart. They feel there will be no impact to the area because it is an existing business and there are other businesses in the area. The proposed retail store and warehouse will be 7,200 square feet. The tract for the store is 2 acres. They are proposing a storm water management easement on the property but it is referred to as Tract No. 3.

Planners Mummert/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z11-02 – Walter Danner c/o David Danner, 600 Beck Mill Road, Hanover, PA requesting a variance to Section 203.2 (Use) in order to operate a retail business as it meets the requirements for a variance as set forth in Section 502.3 a) thru f) Motion carried on 7-0.

Z11-03 – HANOVER SCHOOL DISTRICT, c/o Gerald Funke, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (area and Bulk), 300.3 (Fences and Walls), 303.1 (Off-Street Parking) and 303.2c, 2d, 2g (Development of parking facilities) and a special exception to Section 202.(Use) in order to renovate an athletic field. The property is located at 400 McAllister Street in the R-8 zone.

This plan was represented by Gerald Funke, GHI Engineers, Architect Jim Baumgardner and Arthur Smith, Hanover School District Board of Directors. Mr. Funke stated that most of the items they are requesting are already existing but they are either replacing or improving them. The first request is for Section 202.3 Area and Bulk regulations for the ticket booth, the front of the stadium and the two buildings underneath the stadium, which currently sit in the front setback. The concession stand will be made more permanent and the two buildings under the stadium will be removed. Both of the remaining structures will be within the front setback. They are requesting a variance to Section 3003.3 fences and walls because the existing chain link fence located in the front setback is six feet in height as opposed to the three feet allowed by the ordinance. They will be replacing the fence with a six-foot black chain link fence except at the main entrance. At the main entrance the fence will be a black wrought iron fence that is 11' 9" with arched 14' 11" gates. Brick faced columns ranging in height from 12' -6 "to 14' -6" will support the wrought iron fence and gates. The property slopes on the front side of the building. The stone area underneath will be paved. They are requesting a variance to Section 303.1 Off Street Parking and the closest type of use listed in the Township's ordinance is auditorium, church, theater and other such places of public assembly. These uses require one space for each 2 seats. Total capacity of 3,537 seats would require 1,769 parking spaces. Combined parking areas will hold approximately 840 vehicles. The most they have attending an event is 1000 people but average about 800 to 900 people per event. They have played soccer on the football field but do not use it for practice. They new stadium will have room for soccer fields. There will be new field lights placed outside of the seating area. They are also requesting a variance to 303.2 Development and Maintenance of Parking Facilities. They are requesting that the grass area remain for parking, but they will be adding a porous concrete driveway. Part of the

requested variance is for the parking areas not to be paved. The new track will be pulled away from the field farther than it currently is. There is a maintenance shed proposed for the end of the football field for storage of equipment. There will be a new visitor's stand installed. The track will be constructed with six lanes because that is all that is needed to conduct track events at the stadium. The track will be rubber. Planner Felix wanted confirmation that the field will be used for football, soccer, band and track. Mr. Funke confirmed that these would be the only events. It was recommended that this be included on the final plan. This would be for all levels within the school district.

Planners Marsh/Mummert moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z11-03 – Hanover School District, requesting a variance to Sections 202.3 (Area and Bulk), 300.3 (Fences and Walls, 303.1 (Off-Street Parking) and 303.2c 2d, 2g (Development of Parking Facilities) and a special exception to Section 202.2 (Use) in order to renovate an athletic field, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f) and the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 7-0 vote.

The Planners received the following waiver or exoneration requests:

Group Hanover, Inc. is requesting a modification on Section 605 (Landscapes and Bufferyards) on the land development plans for Sheppard and Myers athletic fields.

Gerry Funke, Group Hanover, Inc., represented this request. They are requesting to install a different type of tree for maintenance reasons instead of the approved trees allowed by the Township's Subdivision and Land Development Ordinance. They are requesting to plant a row of skyline honey locust trees. Mr. Funke stated that this species is commonly used as a street tree because the root systems do not push up the sidewalk, are fast growing and easy to maintain and are very hearty. The front parking spaces will be compliant with the ordinance. The front of the fence will be wrought iron but the rest of the fence will be chain link.

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

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

Jack N. Powell, PE, and owner Jeff Stern represented this request. They are requesting waiver of a land development plan for a proposed 60'x 70' building addition over an existing pad and area occupied by a shed and pavilion. The new structure will be used for laser tag. This will result in a net increase of building area of 274 square feet. There will be additional parking added. The existing stormwater management was designed for 30% impervious and they will be at about 29% impervious. There was concern about the compact car parking spaces shown on the plan. The existing buffer yard would not have to be moved because of the compact cars being parked in the area. The golf course was not considered part of the impervious area because the water becomes part of the circulation system of the golf course. The last land development plan was done in 2005, which was submitted for the addition of the batting cages. The current pavilion has been enclosed with walls.

Planners Felix/Goldsmith moved for unfavorable recommendation to the Penn Township Board of Commissioners 6-1 on this request. Motion carried on a 6-1 vote with Planner McAndrew casting the dissenting 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.

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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.

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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 was no action taken on this plan.

P10-17- SOUTH WESTERN SCHOOL DISTRICT BREEZEWOOD DRIVE SUBDIVISION, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted in order to create three lots. The property is located at the intersection of Breezewood Drive and Barrett Street in the R-15 zone.

There was no action taken on this plan.

P10-18 – SUSQUEHANNA BANK ADDITION, Susquehanna Bancshares, Inc. Attn.: James Murphy, 206 North Cedar Street, P.O. Box 1000, Towson, MD 21204. A final land development plan submitted in order to construct a bank addition. The property is located at 1345 Baltimore Street and 4021 Grandview Road in the S/C and R-15 zones. There was no action taken on this plan.

P11-01 – GATEWAY HANOVER – REVISED LOT 1, Conewago North Ridge Partners, LP, 610 Edgegrove Road, Hanover, PA, 17331. A final land development plan submitted for the relocation of porous paving areas. The property is located on Wilson Avenue in the S/C zone.

Gary LeFevre, Conewago Enterprises, represented this request. This lot will house the Olive Garden and the Longhorn Steak house. This plan shows a change in the porous paving areas for the stormwater management of the lot at the request of the tenant. There was discussion on what else would be in the shopping center. Zoning Officer Menges stated the York County Planning Commission would not review the plans.

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

The meeting adjourned at 8:25 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
MARCH 3, 2011

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on March 3, 2011 at the Penn Township Municipal Building. Also present were planning members David Quinn, Fred Marsh, Paul McAndrew, Stede Mummert, Daniel Goldsmith, and Wendell Felix, along with Township Engineer Eric Bortner and Zoning Officer John Menges.

The February 3, 2011 Planning Commission minutes were approved as submitted.

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

The Planners received the following waiver or exoneration requests:

GHI Engineers and Surveyors, on behalf of York/Adams Community Tennis Association, is requesting a waiver from a land development plan for the renovation and enclosure of four tennis courts at South Western School District.

Gerry Funke, GHI Engineers and Surveyors, and Jeff Rebert represented this request. The York/Adams Community Tennis Association has requested to enclose the existing tennis courts and add a lounge and viewing area. These tennis courts are located behind the Emory H. Markle Intermediate School. The viewing area will be enclosed with plexiglass to allow secured viewing of the tennis matches. The new building will be ten feet wider than the existing tennis courts. The tennis courts will have to be spread out from their current configuration to meet playing requirements. The tennis association is a non-profit association and the school district is not funding any part of the project but will benefit from the improvements. There is a storm water management basin already in place. The tennis courts are going to be open to the public. The existing driveway is forty-four feet wide. There will be additional paving added to the area and parking will be created on the existing paving. There will be fifty-five parking spaces created with the project and will include handicapped spaces. The school district will be allowed to use the facility for tennis matches that are rained out. There was some discussion on where buses would park along the driveway area. There will be class rooms installed for after-school instruction and guidance. These programs will run similar to latch key programs.

Planners Felix/Van de Castle moved for an unfavorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 4-3 vote with planners Marsh, Mummert, and McAndrew casting the dissenting 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.

P03-03 – BOWMAN TRACT APARTMENTS, Baxter Investment Group, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan for thirty (30) unit multi-family complex located at 1300 Baer Avenue in the R-8 zone. There was no action taken on this plan.

P03-30 – MUSTANG POINTE, Mummert Enterprises, 8 Stuart Avenue, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone. There was no action taken on this plan.

P04-25 – SOUTH HEIGHTS, J. A. Myers Building & Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fifty-nine (59) single-family building lots. The property is located within the southeast intersection of Cooper Road and Westminster Avenue, in the R-22 zone. There was no action taken on this plan.

P04-26 –STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone. There was no action taken on this plan.

P06-23 -BROOKSIDE AVENUE TOWNSHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone. There was no action taken on this plan.

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

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial Zone. There was no action taken on this plan.

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

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

P10-09 – WALLEN TRACT APARTMENTS/SOUTH WEST CROSSING, LLC, South West Crossing, LLC, 330 Dubs Church Road, Hanover, PA 17331. A final land development plan for 48

unit multi-family complex. The property is located at Baer Avenue and Bowman Road in the R-8 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 was no action taken on this plan.

P10-17- SOUTH WESTERN SCHOOL DISTRICT BREEZEWOOD DRIVE SUBDIVISION, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted in order to create three lots. The property is located at the intersection of Breezewood Drive and Barrett Street in the R-15 zone.
There was no action taken on this plan.

P10-18 – SUSQUEHANNA BANK ADDITION, Susquehanna Bancshares, Inc. Attn.: James Murphy, 206 North Cedar Street, P.O. Box 1000, Towson, MD 21204. A subdivision, add-on, final land development plan submitted in order to construct a bank addition. The property is located at 1345 Baltimore Street and 4021 Grandview Road in the S/C and R-15 zones.

Matthew Allen, Bohler Engineering, represented this plan. The plan was previously before the Planners for zoning waivers and the Board of Commissioners for a storm water management waiver. The plan shows a re-subdivision of the two parcels containing the existing bank and the residential property adjacent to it. Mr. Allen stated that the existing bank is too small to provide all the services they would like to offer. A property swap is necessary in order to make the Susquehanna Bank property more accessible. Susquehanna Bank owns both properties. After the re-subdivision of the property, the Bank is proposing an addition on the rear of the property. The existing access drive will be straightened with the addition of the property. They will be adding three parking spaces along with a row of trees. The residential property will be sold following the subdivision. The zoning hearing board decision was approved September 14 2010. This allows for a commercial use on a residential piece of property. They received a waiver of the storm water management requirements at the February 2011 Board of Commissioners meeting. York County Planning Commission comments were reviewed and addressed. Township Engineer Bortner's comments have been addressed.

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

P11-02 – FULTON BANK (Gateway Hanover – Lots 4 and 5), GHI Engineers and Surveyors, Inc., 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a financial institution. The property is located on the south side of Wilson Avenue in the S/C zone.

Gerry Funke, Group Hanover Inc., represented this plan. The plan shows the re-subdivision of lots 4 and 5 of the approved Gateway Hanover plan. Originally, lot 4 was proposed for a restaurant and now will be a bank with the extra land given to lot 5. There was some concern about the traffic in and out of

the parcel. There will be a designated employee parking lot. There is a ten-foot bank on the Wilson Avenue side of the lot which forces the parking to the opposite side. The ATM and drive up windows are required to have enough area for five vehicles as dictated by Target, the anchor store in the development. York County Planning Commission comments were received. Township Engineer Bortner stated that his comments almost parallel those of York County and are mostly house keeping issues. YCPC suggested that an area be designated for a dumpster. After some discussion most of the existing banks use regular trash service and do not require the services of a dumpster.

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

P11-03 – HICKORY FALLS FAMILY ENTERTAINMENT CENTER, c/o Jeff Stern, 110 Hickory Lane, Hanover, PA 17331. A final land development plan submitted in order to construct building additions. The property is located at 110 Hickory Lane in the R-C zone. No action was taken on this plan.

P11-04 – SHEPPARD & MYERS STADIUM, Gerald Funke, c/o Group Hanover, Inc., 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to renovate and construct athletic field and facilities. The property is located at 590 McAllister Street in the R-8 zone.

Gerry Funke, Group Hanover, Inc., represented this plan. The plan was previously before the Planning Commission for waivers to the Zoning Ordinance, which were approved by the Zoning Hearing Board on February 8, 2011. They also received a waiver of the landscaping requirements from the Board of Commissioners. They are requesting waivers to the sign ordinance, which will go before the Board of Commissioners at their March meeting. There was some discussion about the fence and how it will be constructed. The footprint of the track has been moved slightly. There will be a soccer field in combination with the football field. A visitor's bleacher will be installed. There will be three structures under the stadium that include two locker rooms and a concession stand with public restrooms. There will be a ramp into the stadium. York County Planning Commission comments have not been received.

LERTA REQUEST

The Planners next reviewed a LERTA request from Conewago Contractors on behalf of the Knorr Brake Corporation, which is considering relocating to Penn Township. Township Manager Jeffrey Garvick addressed the Planners regarding the request. Knorr Brake Corporation is currently located in Westminster, MD and manufactures brake systems for high-speed trains. They have out grown their current location and have narrowed down the search for a new location to Penn Township and Westminster, MD. They have asked to have LERTA (Local Economic Revitalization Tax Act) consideration for the property owned by Conewago Contractors at 17 Industrial Drive. The LERTA was developed by the State to improve brown fields, blighted areas, and underutilized parcels. The Township of Penn created a LERTA Zone in 1987 for the development of the Penn Township Industrial Park. They adopted an ordinance for any business that wanted to relocate into the Township. The first five years of that LERTA schedule required no property taxes and added a twenty percent increase for the next five years. LERTA's can be structured in any number of ways by the taxing authorities, which are the school

district, township, and the county. The property located at 17 Industrial Drive has an approved land development plan on file that was approved by the Township in 2005. In 2009, another plan was approved for the construction of a Verizon Wireless communications tower on the same property. The property tax relief is only on the improvements made to the property and not the raw land. The school district appears to be in favor of this request. The company provides 240 jobs and is a desirable manufacturing facility. The Township will conduct a public hearing on March 21st. As part of the hearing a presentation will be made by the Knorr Brake Corporation along with any input from the other taxing authorities. The LERTA regulations allows for the local planning commission to make a recommendation on the request. They are allowed but not required to make a recommendation. Manager Garvick explained what should be considered before making a decision on designating the LERTA area. The first is the schedule, the number of years one is comfortable with the tax relief. The second is the LERTA boundary, which has to be specific for a parcel or parcels. There is no question that the property is underutilized. There are other considerations, such as this benefit was not provided to other companies (because they did not ask) and there is no guarantee that if given the tax break, the company will come. Knorr will be receiving other incentives from the State. The Commissioners will take comments and recommendation under advisement. The LERTA established for the Industrial Park expired after five years and the Township did not take action to extend it. There were previous requests for a LERTA for this lot in 2009 but the school district was not interested.

Conewago Contractors will own the building and lease it to Knorr Brake Corp. The lot could also be sold to Knorr.

The Commissioners would like to have members of the Planning Commission at the public hearing for comments and questions and to provide a recommendation if one is made. The Township Solicitor will be present at the hearing to answer questions regarding the LERTA and what can be considered.

There was concern about what happens if a LERTA zone is approved and the proposed company does not relocate and what position that puts the Township in with regards to other businesses that may want to relocate to the spot. This will have to be answered by the Township Solicitor.

There was some discussion on a proposed schedule that is used for the LERTA. South Western School District will be taking up the matter on Wednesday, March 23, 2011, at which time it is anticipated that they will adopt a Resolution in favor of the LERTA request.

Planners Marsh/Mummert moved that the Planning Commission give a favorable recommendation for LERTA consideration for 17 Industrial Drive pending a favorable review by the Township Solicitor. Planners Felix/Goldsmith abstained for voting. Motion carried on a 5-0 vote.

The meeting adjourned at 8:19 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
APRIL 7, 2011

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on April 7, 2011 at the Penn Township Municipal Building. Also present were planning members David Quinn, Fred Marsh, Paul McAndrew, Stede Mummert, Daniel Goldsmith, and Wendell Felix, along with Township Engineer Eric Bortner and Zoning Officer John Menges.

The March 3, 2011 Planning Commission minutes were approved as submitted.

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

Z11-04 – Hickory Falls Family Entertainment Center, 110 Hickory Lane, Hanover, PA 17731. Applicant is requesting a special exception to Section 407.2 (Expansion & Alteration) and Section 612 (Expansion of Nonconformity) in order to construct a building addition. The property is located at 110 Hickory Lane in the R/C zone.

Jack Powell, Project Engineer, represented this request. They are requesting a special exception to Section 407.2 (Expansion & Alteration) and Section 612 (Expansion of Nonconformity) for an addition to a building at the existing miniature golf entertainment center. The requirements of the zoning ordinance state that the expansion cannot exceed thirty-five percent of the existing structure. Their addition will increase the building size by thirty-three and one half percent. They do meet the other provisions of Section 612 in the Township's zoning ordinance. The building will be used for laser tag. The building height will be thirty feet high and they meet the impervious and setback requirements. The building will be a pole building structure with the exterior matching the exterior of the existing building. They are going to provide parking spaces for compact cars. There will be three signs, one at either end of the parking lot and one in the middle designating the compact parking spaces. They are adding 23 compact spaces and 18 regular spaces and 1 handicapped space. Zoning Officer Menges stated that they have enough parking for the facility without adding additional parking. There will be an area created with an overhang for people to use as a picnic area. The existing pavilion will be removed. The business operates seven days a week in the summer (Memorial Day to Labor Day) and during non-summer hours they operate three days a week. In the summertime they are open until 9 PM on weekdays and 11 PM on weekends. They open at 11 AM every day but Sunday when they open at 1 PM.

Planners McAndrew/Quinn moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z11-04 – Hickory Falls Family Entertainment Center requesting a special exception to Section 407.2 (Expansion and Alteration) and Section 612 (Expansion of Nonconformity) in order to construct a building addition, as it meets the requirements of special exception as set forth in Section 503.3 a) thru e). Motion carried on a 7-0 vote.

Z11-05- York Beverage, Inc., 6934 Tippetts Drive, Mercersburg, PA 17236. Applicant is requesting a variance to Section 612b, 612d, and 612g (Expansion of Nonconformity) and a special exception to Section 612 (Expansion of Nonconformity) in order to expand an existing beer distributor building. The property is located at 891 York Street in the H/B zone.

Eric Johnston, Johnston and Associates, and Terry Shellenburger, owner of York Beverage represented the request. Mr. Shellenburger recently purchased the property and opened a beer distributor. They are proposing a 19' addition to the facility towards Park Street. The current building already extends into the front setback. After discussions with staff it was their decision to expand towards the side set back line. There is a floodway on the property for Oil Creek, which makes it impossible to expand in any other direction on the property. The floodway goes through part of the existing building. They are proposing to expand an existing nonconformity. They are proposing to exceed the 35% expansion allowed by the zoning ordinance by an additional 18 %. They are encroaching in the setback and will be increasing the encroachment but maintaining a twenty-foot setback line from the edge of the right of way. The exiting commercial properties across the street are located along the right of way. The right of way they will be set back from is a private right of way not currently owned by the Township. There will be no additional increase in storm water because the building will be expanded along the current impervious area. They are proposing to extend the expansion beyond the front of the existing building. The dumpsters will be moved slightly. They will be going through land development and will address the dumpster issue and other issues during that process. The owner stated that business has been very good but there is limited storage space. They would like to increase the refrigeration area and move the office and restrooms to the new addition. There will be some additional retail space with the project. They have limited access due to the floodway. There is enough parking but it has to be relined. There was concern about the entrance coming off of Park Street but at this time it is not a dedicated street. Zoning Officer Menges stated this entrance has not been a problem. There was some discussion about the Eagles sign located on the property.

Planners Quinn/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z11-05- York Beverage, Inc. requesting a variance to Section 612b, 612d, and 612g (Expansion of Nonconformity) and a special to Section 612 (Expansion of Nonconformity) in order to expand an existing beer distributor building as it meets the requirements for a variance as set forth in Section 502.3 a) thru f) and the requirements for a special exception as set forth in Section 503.3 a) thru e). Motion carried on 5-2 vote with Planners Van de Castle and Felix casting the dissenting vote.

The Planners received the following waiver or exoneration requests:

Group Hanover, Inc., on behalf of High Pointe, LLC is requesting a waiver to Article V, Section 509 (Lots and Lot Sizes) in regards to their subdivision plan of Lot 108 at High Pointe North located on Grandview Road.

Ted Decker, Group Hanover, Inc., and Jim Piat, High Point, LLC, represented this request. They are requesting a waiver to the lot depth/width ratio of the subdivision and land development ordinance. They will be removing the existing pool, pool house and garage to help increase the setbacks on the lot that has the existing house. Two of the proposed lots, Lot 108A and Lot 108B, do meet the requirements of the ordinance but Lots 108 and 108C do not meet the requirements. This will also eliminate the double frontage lot that is in existence now. The High Pointe North plan was amended two years ago for driveway locations on lot 108. The rest of the existing structures will remain on the developed property. There was some concern expressed about the size of lot 108C and if the owner would be able to meet setback requirements for any other improvements. Mr. Piat stated that the developer did not have control

of the home when the plan was first submitted and has now taken ownership of the property. They will be removing the pool, the pool house, the open garage, and renovating the house. They stated that the interior of the house is in good condition but the exterior needs updating.

Planners McAndrew/Mummert moved for an favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on 4-3 vote with planners Felix, Van de Castle, and Goldsmith casting the dissenting votes.

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.

P03-03 – BOWMAN TRACT APARTMENTS, Baxter Investment Group, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan for thirty (30) unit multi-family complex located at 1300 Baer Avenue in the R-8 zone. There was no action taken on this plan.

P03-30 – MUSTANG POINTE, Mummert Enterprises, 8 Stuart Avenue, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone. There was no action taken on this plan.

P04-25 – SOUTH HEIGHTS, J. A. Myers Building & Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fifty-nine (59) single-family building lots. The property is located within the southeast intersection of Cooper Road and Westminster Avenue, in the R-22 zone. There was no action taken on this plan.

P04-26 –STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone. There was no action taken on this plan.

P06-23 -BROOKSIDE AVENUE TOWNSHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone. There was no action taken on this plan.

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

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the

northwest corner of Industrial Drive and Gitts Run Road in the Industrial Zone. There was no action taken on this plan.

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

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

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

P10-17- SOUTH WESTERN SCHOOL DISTRICT BREEZEWOOD DRIVE SUBDIVISION, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted in order to create three lots. The property is located at the intersection of Breezewood Drive and Barrett Street in the R-15 zone.
There was no action taken on this plan.

P11-03 – HICKORY FALLS FAMILY ENTERTAINMENT CENTER, c/o Jeff Stern, 110 Hickory Lane, Hanover, PA 17331. A final land development plan submitted in order to construct building additions. The property is located at 110 Hickory Lane in the R-C zone. No action was taken on this plan.

P11-04 – SHEPPARD & MYERS STADIUM, Gerald Funke, c/o Group Hanover, Inc., 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to renovate and construct athletic field and facilities. The property is located at 590 McAllister Street in the R-8 zone.

Gerry Funke, Group Hanover, Inc., represented this plan. York County Planning Commission comments have been received and addressed. The Planners looked over the plan and asked some additional questions about the fencing and parking, York County Planning Commission comments, lighting, seating, and the surface of the field.

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

P11-05 – LOT 108 – HIGH POINTE NORTH, High Pointe LLC, 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan submitted in order to create four (4) single family residential lots. The property is located on Grandview Road, north side in the R-22 zone.

Ted Decker, Group Hanover, Inc., represented the request. York County Planning Commission comments have been received but not addressed. Mr. Decker stated that they are working on the Planning Module. There will be a design change to Kaitlyn Drive as the result of the additional lots. They are waiting on the approval of a waiver request submitted to the Penn Township Board of Commissioners. The housing numbers have not been placed on the plan.

Planners McAndrew/Quinn moved for a favorable conditional recommendation for this land development plan pending approval of the waiver request for the lot depth/width ratio from the Board of Commissioners. Motion carried on 5-2 vote with Planners Van de Castle/Felix casting the dissenting vote.

HANOVER EAGLES

Kris Raubenstine, Hanover Land Services, asked for a waiver of the land development requirements for the Hanover Eagles to install a parking lot with an additional 64 parking spaces. This would be an impervious area of about half an acre with a disturbance area of about one acre. The club members are currently parking on the grass and they want to help alleviate the problem. Zoning Officer Menges stated that he has copy of the storm water calculations for the property. They are using an underground infiltration system to control the water. They will be looking for a recommendation at next months planning commission meeting. The water currently sheet flows down into the stream. They will be improving the storm water runoff with these improvements. They will not have to present a plan to York County Conservation since the plan is less than one acre. There is wetland and floodplain area on the property. They will be basically placing black top and stone because there is very little grading needed. Vehicles with the South Hanover Little League will also use this parking lot. It was suggested that curb stops or parking blocks needed to be installed. This will help alleviate the mud that is being tracked onto Park Street.

The meeting adjourned at 8:14 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
MAY 5, 2011

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:13 P.M. on May 5, 2011 at the Penn Township Municipal Building. Also present were planning members Fred Marsh, Paul McAndrew, and Wendell Felix, along with Township Engineer Eric Bortner and Zoning Officer John Menges. Planners David Quinn and Daniel Goldsmith were absent with notice.

The April 7, 2011 Planning Commission minutes were approved as submitted.

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

The Planners received the following waiver or exoneration requests:

On behalf of the Hanover Fraternal Order of Eagles, Hanover Land Services is requesting exoneration from Article VI, Section 605, Landscaping and Bufferyard requirements, of the Penn Township Subdivision and Land Development Ordinance. The property is located on Park Street.

Kris Raubenstine, Hanover Land Services, represented this request. The Hanover Fraternal Order of Eagles is requesting a waiver from the landscape and bufferyard requirements due to the cost of sealing the plan by a registered landscape architect. The existing gas line runs parallel to the right-of-way line and the sewer line is located in Park Street. Park Street is a non-dedicated, dead end street. It is proposed to connect with Scenic Drive and Overlook Drive as shown on a Brookside Land Development Plan submitted by Burkentine and Sons. Mustang Pointe, being developed by Tim Mummert, will also connect into the area. The Planners suggested that the Eagles consider possibly upgrading and dedicating their portion of Park Street. Township Engineer Bortner stated that it would be nice to have a dedicated street. The Eagles would need to pay for the improvements on their side of the street.

Planners Felix/McAndrew moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 4-0 vote.

The Planners reviewed the following Subdivision/Land Development plans and made the following recommendations:

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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 was no action taken on this plan.

P10-17- SOUTH WESTERN SCHOOL DISTRICT BREEZEWOOD DRIVE SUBDIVISION, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted in order to create three lots. The property is located at the intersection of Breezewood Drive and Barrett Street in the R-15 zone. There was no action taken on this plan.

P11-03 – HICKORY FALLS FAMILY ENTERTAINMENT CENTER, c/o Jeff Stern, 110 Hickory Lane, Hanover, PA 17331. A final land development plan submitted in order to construct building additions. The property is located at 110 Hickory Lane in the R-C zone.

Jack Powell, Project Engineer, represented this plan. His client is proposing expanding a building at the Hickory Falls Entertainment Center. The existing pavilion and shed will be removed. The Penn Township Zoning Hearing Board approved the special exception for the expansion of the nonconformity at their April 2011 meeting. York County Planning Commission comments have been addressed. They are within the allowed coverage area and the parking requirements are those that were put in place by the Zoning Hearing Board. The proposed expansion is under one acre of disturbance. The impervious area calculations include the miniature golf course itself. All set backs are being met and the height requirement for the building is being met.

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

P11-05 – LOT 108 – HIGH POINTE NORTH, High Pointe LLC, 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan submitted in order to create four (4) single family residential lots. The property is located on Grandview Road, north side in the R-22 zone. There was no action taken on this plan.

P11-06 – HANOVER FRATERNAL ORDER OF THE EAGLES PARKING LOT ADDITION, 105 Park Street, Hanover, PA 17331. A final land development plan submitted in order to construct an additional parking lot. The property is located on the west side of Park Street in the R-8 zone.

Kris Raubenstine, Hanover Land Services, represented this plan. The Hanover Fraternal Order of Eagles is proposing to expand their parking lot. Township Engineer Bortner's comments have been addressed. A plan was presented that showed the corrections made as a result of his comments. York County Planning Commission does not review parking lots.

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

Planner Felix introduced and welcomed Robert Garrett who will be appointed by the Board of Commissions on May 16, 2011 to the Planning Commission. His first meeting will be June 2, 2011.

The meeting adjourned at 7:36 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
JUNE 2, 2011

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on June 2, 2011 at the Penn Township Municipal Building. Also present were planning members Fred Marsh, Paul McAndrew, Wendell Felix, David Quinn and Robert Garret along with Township Engineer Eric Bortner and Zoning Officer John Menges. Planner Goldsmith was absent with notice.

The May 5, 2011 Planning Commission minutes were approved as submitted.

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

Z11-06 – JACKIE AND MARY HOFFMAN, 123 Beck Mill Road, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to subdivide a lot that does not meet the required lot width. The property is located at 126 Beck Mill Road in the R-8 zone.

Jackie and Mary Hoffman represented this request. Mr. Hoffman distributed the following: a copy of the deed for the property located at 126 Beck Mill Road; a tax map showing the size of surrounding parcels, and an outline of his presentation. He is requesting a variance to create two lots, one that will include the existing home and improvements, and one unimproved lot. The lots on the deed are referenced as lots #59 and #60. He will be selling the property with the home (lot 60), which includes front and rear sidewalks, a blacktopped driveway and a garage. Lot #60 is 40' x 158' with a 108' rear yard. The separation of the two lots will allow for the creation of separate deeds. Lot #59 will also be 40' by 158', which does not comply with the zoning ordinance. The adjacent lots are the same size and have homes that were built between sixty and eighty years ago. They are asking for what is the norm in the area. The area is also dotted with many single wide older mobile homes with one right next to lot #59. Mr. Hoffman owns this property but lives in a home across the street. The lot adjacent to the rear of property of lots #59 and #60 is lot #39 which is also unimproved and owned by Mr. Hoffman. The front footages were originally forty feet and that is what the new lots would have. Zoning Officer Menges noted that these lots used to be separate but York County Assessment combined smaller lots into larger lots if owned by the same property owner to reduce the number of bills they had to print. In order to get the lots back to the original deeds, the property owners had to submit subdivision plans and have them approved. Zoning Officer Menges stated that the applicant is not asking for anything more than what he originally had when he purchased the property.

Planners Marsh/Quinn moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z11-06 – Jackie and Mary Hoffman, 123 Beck Mill Road, requesting a variance to Section 202.3 (Area and Bulk) in order to subdivide a lot that does not meet the required lot width as it meets the requirements for a variance as for in Section 502.3 a) thru f). Motion carried on 6-0 vote.

Z11-07 – NORM AND PENNY WISNER, 41 Laurel Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct a detached garage that encroaches into the rear setbacks. The property is located at 41 Laurel Drive in the R-15 zone.

Norm Wisner represented this request. Mr. Wisner stated that he would like to build a detached two and a half-car garage. He has owned the property since 1976. The garage will encroach into the rear setback. The garage needs to be set back to allow vehicles to access the current garage under the house which is being used for storage. The new garage is proposed to be 26' x 32' but could be smaller if necessary. Mr. Wisner stated that it is tight now when he turns the vehicles around in the existing driveway. The new building will match the existing building. The property to the rear of the house is currently being farmed. He rents storage space from the neighbor to store his mowers. There is a split rail fence to rear of the property line. The existing pool was installed in 1986. There is about forty feet from the end of the existing driveway to the property line. Mr. Wisner stated that they have three vehicles they park on the property and does not want to utilize street parking. Mr. Wisner stated that he would not turn the facility into a home occupation. He is intending to purchase the property he is currently renting for his business. They will be within the lot coverage requirement. He maintains several of the lawns in the area besides his own. There was some discussion about moving the proposed garage farther from the rear property line.

Planners Felix/McAndrew moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z11-07 – Norm and Penny Wisner requesting a variance to Section 203.3 (Area and Bulk) in order to construct a detached garage that encroaches into the rear setbacks 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: 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.

P03-03 – BOWMAN TRACT APARTMENTS, Baxter Investment Group, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan for thirty (30) unit multi-family complex located at 1300 Baer Avenue in the R-8 zone. There was no action taken on this plan.

P03-30 – MUSTANG POINTE, Mummert Enterprises, 8 Stuart Avenue, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone. There was no action taken on this plan.

P04-25 – SOUTH HEIGHTS, J. A. Myers Building & Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fifty-nine (59) single-family building lots. The property is located within the southeast intersection of Cooper Road and Westminster Avenue, in the R-22 zone. There was no action taken on this plan.

P04-26 –STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family

residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone. There was no action taken on this plan.

P06-23 -BROOKSIDE AVENUE TOWNHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone. There was no action taken on this plan.

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

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial Zone. There was no action taken on this plan.

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

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

P10 – 12 – YORK VILLAGE APARTMENTS, LCL – York Village Associates, L.P., 199 Baldwin Road, Suite 140, Parsippany, NJ 07054. A preliminary/final reverse subdivision and land development plan submitted in order to construct two (2) multi-family dwellings consisting of 15 units total and office building. The property is located on West Alvin Avenue in the A/O zone.

Jason Wolf, HRG, represented this plan. He stated that he has addressed York County Planning Commission comments and Township Engineer Bortner's comments. Engineer Bortner stated that the problem with this plan was with the reverse subdivision and establishing the ownership of lots on West Alvin Street. There is a grading plan for the building and the office. The plan they are proposing shows eight housing units instead of seven as originally proposed. There is an office building located at the front of the property. There was a request submitted for a modification of the buffer yard located to the rear of the property, which was denied by the Board of Commissioners. They are providing a landscape and buffer yard that meets the Township ordinance. They are lowering one of the swales to help alleviate the water coming from the alley. The water should drain sufficiently to keep it away from the new apartment building. They are going to install a new buffer yard near Mumma Avenue. Most of York County comments were with regards to cleaning up the property line issues. The additional unit is still within the zoning requirements for the property.

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

P10-17- SOUTH WESTERN SCHOOL DISTRICT BREEZEWOOD DRIVE SUBDIVISION, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision plan submitted in order to create three lots. The property is located at the intersection of Breezewood Drive and Barrett Street in the R-15 zone. There was no action taken on this plan.

P11-05 – LOT 108 – HIGH POINTE NORTH, High Pointe LLC, 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan submitted in order to create four (4) single family residential lots. The property is located on Grandview Road, north side in the R-22 zone. There was no action taken on this plan.

P11-07 – SNYDER’S – LANCE, INC. RESEARCH AND DEVELOPMENT CENTER, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a research and development center/medical clinic. The property is located at 1401 York Street across from the Snyder’s Factory in the Industrial and R-15 zones.

Jerry Funk, Group Hanover Inc. and James Butt, Snyder’s of Hanover represented the request. There was discussion regarding the proposed access driveway, which is offset from the driveway on the north side of PA116. It was suggested that the two driveways should face each other like a normal intersection. Mr. Funk explained that the location of the driveway on the plan was a financial decision. They moved the parking lot closer to the building due to recommendations from Fire Chief Cromer and are in compliance with the fire ordinance. There was some discussion about the proposed clear sight triangles because the ordinance requires two hundred feet clear sight triangle for street access and a hundred feet clear sight triangle for the access drive. They meet the state requirements for clear sight stopping distance. They are cutting back the bank to allow for more sight distance. There will be a medical facility at the new building that will only be used by the employees of Snyder’s. Currently, the employees utilize the Hillside Medical Center for treatment. The plan will require a Highway Occupancy Permit for the driveway along with the borings needed for the project. York County Planning Commission comments have not been received. Township Engineer Bortner expressed concern about the bank and removing a portion to address some of the problems that have occurred this winter and spring due to the large amounts of rain.

The meeting adjourned at 8:12 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
JULY 7, 2011

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on July 7, 2011 at the Penn Township Municipal Building. Also present were planning members Paul McAndrew, Wendell Felix, Daniel Goldsmith, David Quinn and Robert Garret along with Township Engineer Eric Bortner and Zoning Officer John Menges. Planner Marsh was absent with notice.

The June 2, 2011 Planning Commission minutes were approved as submitted.

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

Z11-08 - JODI UTZ, 705 Frederick Street, Hanover, PA 17731. Applicant is requesting a variance to Section 300.3 (Fences and Walls) in order to construct a fence in the front yard area that exceeds the maximum height of three (3) feet. The property is located at 705 Frederick Street in the H/B zone.

Jodi Utz represented this request. She would like to install a four-foot fence in her "side yard" but it is a "front yard" because her property is located at the corner of Blettner Avenue and Frederick Street. The fence would start 45 feet from Frederick Street and 31/2 feet from Blettner Avenue. There was some concern about the clear site triangle. Zoning Officer Menges stated that traffic has to come to the intersection to see down the street. There is no parking in front of the house and the neighbors' house. In reality, the house is actually within the clear sight triangle.

Planners Quinn/McAndrew moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z11-08 – Jodie Utz requesting a variance to Section 300.0 (Fences and Walls) in order to construct a fence in the front yard area that exceeds the maximum height of three (3) feet as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 6-0 vote.

Z11-09 – STEPHEN AND LINDA SCHATZ, 224 Hall Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 300.5 (Satellite Dish Antenna) in order to place a direct television dish in the front yard area. The property is located at 224 Hall Drive in the R-15 zone.

There was no one present to represent this case.

Planners Felix/Quinn moved for an unfavorable recommendation to the Penn Township Zoning Hearing Board on case Z11-09 – Stephen and Linda Schatz requesting a variance to Section 300.5 (Satellite Dish Antenna) in order to place a direct television dish in the front yard area, as it does not meet the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 6-0 vote.

The Planners received the following waiver or exoneration requests:

GHI Engineers and Surveyors on behalf of Snyder's – Lance Inc. is requesting a waiver to Section 605 (Landscaping and Bufferyards) and Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance in regards to their land development plan.

Gerry Funke, GHI Engineers and Surveyors, represented this request. Snyder's is planning to install landscaping along York Street but would like to install the landscaping so that the facility is visible from York Street. The driveway has been relocated to align with the existing driveway at the outlet store and manufacturing plant. There was some discussion about how the driveway will be designed. The existing house is going to be removed. They are going to be relocating some of the existing facilities from across the street to this facility. They will be installing the landscape buffer yard along Grandview Road that meets the requirements of the subdivision and land development ordinance.

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

Hanover Land Services, Inc., on behalf of Walter J. and Mary Lois Danner is requesting a waiver to Sections 505 (k) (Curbs), 505 (k) (1) (Sidewalk), 605 (Landscaping and Bufferyards), and 402 (Environmental Impact Study) of the Penn Township Subdivision and Land Development Ordinance in regards to their land development plan.

Reg Baugher, Hanover Land Services, Inc., represented this request. This property sits lower than the existing road and they will not be adding any additional water flow to the street. There is no curbing and sidewalk at this end of Beck Mill Road but there is sidewalk on Beck Mill Road at the intersection of Clover Lane. They are proposing landscaping at the eastern and northern side of the building that meets the requirements of the ordinance. They are requesting waiver of the residential landscaping requirements due to the agricultural nature of the area and the location of the residential homes. The nearest neighbor is about 400 feet from the property. The Gerber and Danner properties both have commercial uses on them. They are over just a few parking spaces over the requirement not to have an environmental impact study. The business is being relocated from across the street and will have no impact on the school district.

Planners McAndrew/Quinn moved for a favorable recommendation to the Penn Township Board of Commissioners on the waiver of Section 505 (k) (Curbs), 505 (k) (1) (Sidewalk) and 605 (Landscaping and Bufferyards). Motion carried on 6-0 vote. The Planners made no recommendation on the request for a wavier of Section 402 (Environmental Impact Study).

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.

P03-03 – BOWMAN TRACT APARTMENTS, Baxter Investment Group, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan for thirty (30) unit multi-family complex located at 1300 Baer Avenue in the R-8 zone. There was no action taken on this plan.

P03-30 – MUSTANG POINTE, Mummert Enterprises, 8 Stuart Avenue, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone. There was no action taken on this plan.

P04-25 – SOUTH HEIGHTS, J. A. Myers Building & Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fifty-nine (59) single-family building lots. The property is located within the southeast intersection of Cooper Road and Westminster Avenue, in the R-22 zone. There was no action taken on this plan.

P04-26 –STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone. There was no action taken on this plan.

P06-23 -BROOKSIDE AVENUE TOWNSHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone. There was no action taken on this plan.

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

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial Zone. There was no action taken on this plan.

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

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

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

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

P11-05 – LOT 108 – HIGH POINTE NORTH, High Pointe LLC, 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan submitted in order to create four (4) single family residential lots. The property is located on Grandview Road, north side in the R-22 zone. There was no action taken on this plan.

P11-07 – SNYDER’S – LANCE, INC. RESEARCH AND DEVELOPMENT CENTER, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a research and development center/medical clinic. The property is located at 1401 York Street across from the Snyder’s Factory in the Industrial and R-15 zones.

Gerry Funke, Group Hanover Inc., represented the plan. The driveway has been realigned to match the existing driveway coming from the Snyder’s Plant and Outlet Store. They have moved the parking lot closer to the building at the request of the Fire Chief.

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

P11-08 – WALTER J. AND MARY LOIS DANNER, 600 Beck Mill Road, Hanover, PA 17331. A final subdivision and land development plan submitted in order to construct a retail store and warehouse. The property is located at the intersection of Cooper Road and Beck Mill Road in the R-15 zone.

Reg Baugher, Hanover Land Services, represented the plan. This is the initial review of the plan. York County Planning Commission comments have been reviewed and addressed. There was some concern about comment number #8 from County Planning with regards to the information and tax parcel numbers for parcels 91 and 91C. This property was previously subdivided and had a communication tower added to it. Mr. Baugher stated that he would work with York County to correct any deed or plot problems.

P11-09 – AQUAPHOENIX SCIENTIFIC (9 BARNHART DRIVE) GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final subdivision and land development plan submitted to construct an office addition. The property is located at 9 Barnhart Drive, intersection of Barnhart Drive and Industrial Drive in the Industrial Zone.

Gerry Funke, Group Hanover, Inc., represented the plan. Aquaphoenix had a land development plan approved in 2010 but since then they have been able to acquire additional land that will allow them to place the parking lot to the rear and side of the facility instead of the front of the property. They will be getting more parking and will not have to install underground storm water management facilities as previously approved. York County Planning Commission comments have been received and addressed. The plan includes a reverse subdivision with the additional land purchased from the adjacent property owner. The previous plan that was approved can still be built until it expires.

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

P11-10 – SOUTH WESTERN SCHOOL DISTRICT BREEZEWOOD DRIVE SUBDIVISION, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331, A final subdivision plan submitted in order to create three (3) lots. The property is located between Bowman Road and Breezewood Drive at the High School in the R-15 zone.

Gerry Funke, Group Hanover, Inc., represented this plan. This plan was previously presented but was withdrawn due to a change in the subdivision of the proposed lots. York County Planning Commission comments have been received and addressed.

Planners Garrett/Quinn moved for a favorable recommendation to the Penn Township Board of Commissioners on this plan. Motion carried on a 5-1 vote with Planner Felix casting the dissenting vote.

The meeting adjourned at 7:53 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
AUGUST 4, 2011

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on August 4, 2011 at the Penn Township Municipal Building. Also present were planning members Paul McAndrew, Wendell Felix, Daniel Goldsmith, David Quinn, Fred Marsh and Robert Garrett along with Township Engineer Eric Bortner and Zoning Officer John Menges.

The July 7, 2011 Planning Commission minutes were approved as submitted.

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

Z11-10 – NEVIN AND ROBIN DANNER, 787 Beck Mill Road, Hanover, PA 17331.
Applicant is requesting a variance to Section 204.2 (Use Regulations) in order to operate a home business. The property is located at 787 Beck Mill Road in the R-22 zone.

Nevin Danner represented this request. Mr. Danner stated that he and his wife are dealers of Bostich mixers and small grinders, used to make homemade bread. These appliances are only available through dealers and are not sold in department stores. They also sell the bulk grains that people use to make the bread. They have been using the Danner's sewing machine store to sell their product but when they want to demonstrate the product they have to use their home. They have about two or three customers a week that come to purchase or view items. It is not a high impact business. They want a small sign at the end of the lane because their home sits about five to six hundred feet off the road down a lane. There are a couple of other small businesses in the area. This property is south of the sewing machine shop. At some future date he would like to repair the machines but would need to be trained and certified.

Planners McAndrew/Marsh moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z11-10- Nevin and Robin Danner, requesting a variance to Section 204.2 (Use Regulations) in order to operate a home business, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 7-0 vote.

The Planners received the following waiver or exoneration requests:

Hanover Land Services, Inc., on behalf of Walter J. and Mary Lois Danner, is requesting a waiver to Section 402, 2nd (b) - Environmental Impact Study) of the Penn Township Subdivision and Land Development Ordinance in regards to their land development plan.

Reg Baugher, Hanover Land Services, represented this request. They have done species searches but have not found anything. The only thing that could be impacted is traffic but they are not expecting any additional traffic with the relocation of the store across the street. The new location will have better access to Beck Mill Road than the current store. The parcel problem with York County Planning Commission has been corrected.

Planners Felix/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on a 7-0 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.

P03-03 – BOWMAN TRACT APARTMENTS, Baxter Investment Group, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan for thirty (30) unit multi-family complex located at 1300 Baer Avenue in the R-8 zone. There was no action taken on this plan.

P03-30 – MUSTANG POINTE, Mummert Enterprises, 8 Stuart Avenue, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone. There was no action taken on this plan.

P04-25 – SOUTH HEIGHTS, J. A. Myers Building & Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fifty-nine (59) single-family building lots. The property is located within the southeast intersection of Cooper Road and Westminster Avenue, in the R-22 zone. There was no action taken on this plan.

P04-26 –STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone. There was no action taken on this plan.

P06-23 -BROOKSIDE AVENUE TOWNSHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone. There was no action taken on this plan.

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

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial Zone. There was no action taken on this plan.

P08-20 – PARK HILLS MANOR, N.W. corner of Manor Street and Hammond Avenue, Hanover, PA, 17331. A preliminary subdivision/land development for 9 townhouse units in the R-8 zone.

There was no action taken on this plan.

P09-10 - AMERICAN HOME CONTRACTORS LLC, Patrick Buhl, P.O. Box #132, Glenville, PA 17329. A final subdivision plan submitted in order to create two (2) residential lots. The property is located at 792-792 Baltimore Street in the Highway/Business Zone.

There was no action taken on this plan.

P10 – 12 – YORK VILLAGE APARTMENTS, LCL – York Village Associates, L.P., 199 Baldwin Road, Suite 140, Parsippany, NJ 07054. A preliminary/final reverse subdivision and land development plan submitted in order to construct two (2) multi-family dwellings consisting of 15 units total and office building. The property is located on West Alvin Avenue in the A/O zone.

There is no action taken on this plan.

P11-05 – LOT 108 – HIGH POINTE NORTH, High Pointe LLC, 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan submitted in order to create four (4) single family residential lots. The property is located on Grandview Road, north side in the R-22 zone.

There was no action taken on this plan.

P11-07 – SNYDER’S – LANCE, INC. RESEARCH AND DEVELOPMENT CENTER, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a research and development center/medical clinic. The property is located at 1401 York Street across from the Snyder’s Factory in the Industrial and R-15 zones.

There was no action taken on this plan.

P11-08 – WALTER J. AND MARY LOIS DANNER, 600 Beck Mill Road, Hanover, PA 17331. A final subdivision and land development plan submitted in order to construct a retail store and warehouse. The property is located at the intersection of Cooper Road and Beck Mill Road in the R-15 zone.

Reg Baugher, Hanover Land Services, represented the plan. The tax map parcel comment made by York County Planning Commission has been addressed and is no longer a problem. York County Planning Commission comments and Township Engineer Bortner’s comments have been addressed.

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

Zoning Officer Menges reported that he will be presenting all sewer modules to the Planning Commission so that they are on the record. Township staff handles the reviews and approvals but it will be noted at the meetings which ones have been processed. The current reviews are for Snyder’s Lance, York Village Apartments, and the Walter J. and Mary Lois Danner plan. Zoning Officer Menges went through the process with regards to the modules and the steps taken by the staff and the Board of Commissioners. They modules are for extensions to the existing sewer system.

LERTA Legacy Athletic request

The Planners received information regarding a request from Legacy Athletic for a LERTA designation for the expansion and remodeling of their new facility. There was some discussion by the Planners on the proposal and what LERTA should be used for and what Legacy is doing with the facility; what effect the LERTA would have on the business; and what impact it would have on Penn Township and the school district.

Planners McAndrew/Quinn moved that they not make a recommendation to Board of Commissioners on the request and leave the decision up to the Board of Commissioners. Motion carried on a 7-0 vote.

The meeting adjourned at approximately 7:50 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
SEPTEMBER 1, 2011

Vice-Chairman Paul McAndrew called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on September 1, 2011 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Daniel Goldsmith, David Quinn, Fred Marsh and Robert Garrett along with Township Engineer Eric Bortner and Zoning Officer John Menges. Planner Ray Van de Castle was absent with notice.

The August 4, 2011 Planning Commission minutes were approved as submitted.

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

Z11-11-YORK BEVERAGE, INC. 891 York Street, Hanover, PA 17331. Applicant is requesting a variance to Sections 612b and 612d and a special exception to Section 612 (Expansion of Nonconformity) in order to expand an existing beer distributor building. The property is located at 891 York Street in the H/B zone.

Eric Johnston, Johnston Associates, and Kevin Schoenberger, owner of the property represented this request. The applicant had previously appeared before the zoning hearing board on a similar request but was denied on a 2-2 vote. There was some concern by the zoning hearing board that the expansion was not large enough for future business. They have amended their application to include an addition to the building of twenty-two feet by fifty feet towards Park Street. The addition will only protrude into the side setback and not into the front setback as previously proposed. The applicant provided a packet of information supporting the variance and special exception, which is the same as previously presented. The addition will be for cold storage and inventory space, which will allow for improved movement and safety within the facility. There was no one present at the zoning hearing board meeting from Park Street to oppose the addition. The encroachment into Park Street does not encroach as far into the setback as the uses on the opposite side of the street. Zoning Officer Menges stated that some of the concerns of the zoning hearing board included stormwater management and the applicant not opening his business in a larger building. The applicant chose the building due to time constraints for transferring the liquor license. The expansion will be on existing impervious area and does not encroach into the wetlands. The stormwater will run off onto York Street. There was some discussion about how trucks will make deliveries to the facility.

Planners Quinn/Marsh moved for a favorable recommend to the Penn Township Zoning Hearing Board on case Z11-11 York Beverage, Inc. requesting a variance to Sections 612b and 612d and a special exception to Section 612 (Expansion of Nonconformity) in order to expand an existing beer distributor building, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f) and for a special exception as set forth in Section 503.3 a) thru e) Motion carried on a 6-0 vote.

Z11-12 GIOVANNI'S PIZZA AND ITALIAN RESTAURANT, LLC c/o Giovanni and Jessica Faraone, 646 Blooming Grove Road, Hanover, PA 17331. Applicant is requesting a

variance to Section 205.3 (Area and Bulk) in order to construct a parking lot expansion. The property is located at 646 Blooming Grove Road in the R-40 zone.

Reg Baugher, Hanover Land Services, and owner Giovanni Faraone, along with Jerry Austin, represented this request. Giovanni's Pizza and Italian Restaurant is proposing to expand their parking lot by twenty-six parking spaces per the Zoning Ordinance. The paving will result in thirty-nine percent lot coverage, which is over the thirty percent allowed by the Ordinance. The property is a double frontage lot with frontage on both Blooming Grove and Hoff Roads, both of which are state roads. They will have to give up about 7,000 square feet of lot area per the Ordinance for future road improvements, which reduces the net area of the lot and will create a thirty-foot right-of-way for each road. The current right-of-way is sixteen feet. If they did not have to give the land up they would be close to meeting the lot coverage requirement. This is the minimum variance they can request. There are a maximum of seven employees per shift, which requires seven parking spaces. They are proposing a deck, which would require an additional five parking spaces. The deck may never happen but the parking spaces are included. They would prefer to have the twenty-six spaces due to the success of the business. They intend on combining the two lots into a single lot. They are losing five existing parking spaces due to the setback requirement. It was noted that there used to be a gas station on the property, which was much closer to the street. Zoning Officer Menges stated that the parking has been a concern since the initial request was made to use the property for a pizza shop.

Planners Garrett/Quinn moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z11-12 -Giovanni's Pizza and Italian Restaurant LLC, c/o Giovanni and Jessica Faraone, requesting a variance to Section 205.3 (Area and Bulk) in order to construct a parking lot expansion, as it meets the requirements for a variance as set forth in Section 502.3 a) thru f). Motion carried on a 6-0 vote.

The Planners received the following waiver or exoneration requests:

Group Hanover, Inc. on behalf of Yazoo Mills Inc. is requesting a partial waiver to Section 605 (Landscaping and Bufferyards) of Penn Township Subdivision and Land Development Ordinance in regards to their land development plan.

Gerry Funke, Group Hanover, represented this request. The property owner is requesting the waiver of the landscaping and bufferyard for the front yard of the Yazoo Mills property to allow the building to be visible from the road. The building will have signage along with lights showcasing the building. There will be about four to six employees when the building is open. They will be installing the other necessary landscaping, which will cost the developer about \$100,000.

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

Group Hanover, Inc., on behalf of Yazoo Mills Inc. is requesting a waiver to Section 404 (Environmental Impact Studies) of the Penn Township Subdivision and Land Development Ordinance in regards to their land development plan.

Gerry Funke, Group Hanover, represented this request. They are requesting a waiver of the environmental impact study because the building will be used 50% for manufacturing and 50% for storage. There will only be four to six employees to start. The building is located in the industrial zone and will be built in phases. The Ordinance requires an environmental impact study if there are twenty-five parking spaces. If a PADOT road is involved it would also require a study if there are one hundred or more vehicle trips a day. Engineer Bortner stated that with the absence of L & H Trucking in the area the traffic study completed now would be very different from the one completed several years ago.

Planners Garrett/Marsh moved for a favorable recommendation to the Penn Township Board of Commissioners on this request. Motion carried on 5-1 vote with Planner Quinn casting the dissenting 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.

P03-03 – BOWMAN TRACT APARTMENTS, Baxter Investment Group, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan for thirty (30) unit multi-family complex located at 1300 Baer Avenue in the R-8 zone. There was no action taken on this plan.

P03-30 – MUSTANG POINTE, Mummert Enterprises, 8 Stuart Avenue, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone. There was no action taken on this plan.

P04-25 – SOUTH HEIGHTS, J. A. Myers Building & Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fifty-nine (59) single-family building lots. The property is located within the southeast intersection of Cooper Road and Westminster Avenue, in the R-22 zone. There was no action taken on this plan.

P04-26 –STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone. There was no action taken on this plan.

P06-23 -BROOKSIDE AVENUE TOWNHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone. There was no action taken on this plan.

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

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial Zone. There was no action taken on this plan.

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

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

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

P11-05 – LOT 108 – HIGH POINTE NORTH, High Pointe LLC, 4175 Hanover Pike, Manchester, MD 21102. A final subdivision plan submitted in order to create four (4) single family residential lots. The property is located on Grandview Road, north side in the R-22 zone. There was no action taken on this plan.

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

P11-08 – WALTER J. AND MARY LOIS DANNER, 600 Beck Mill Road, Hanover, PA 17331. A final subdivision and land development plan submitted in order to construct a retail store and warehouse. The property is located at the intersection of Cooper Road and Beck Mill Road in the R-15 zone.

P11-11 – YAZOO MILLS INC., GHI Engineers and 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 on Gitts Run Road, between Moulstown Road and Industrial Drive in the Industrial Zone.

Gerry Funke, Group Hanover, Inc. represented this plan. This is the initial review of the plan. The plan has changed slightly due to a previously approved subdivision showing the parcel as an integral part of another property. Even though the property was never deeded as approved, the Township Solicitor's opinion is to proceed with a subdivision anyway since the previous plan was approved and recorded. The plan now includes the subdivision of the property along with a note, which references the original subdivision plan in 2001. This will be putting the property back the way it was prior to 2001. They will be installing the storm water management basin for the complete build-out of the property. York County Planning Commission comments have not been received.

The meeting adjourned at approximately 7:37 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
OCTOBER 6, 2011

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on October 6, 2011 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Daniel Goldsmith, Paul McAndrew and David Quinn along with Township Engineer Eric Bortner and Zoning Officer John Menges. Planners Fred Marsh and Robert Garret were absent with notice.

The September 1, 2011 Planning Commission minutes were approved as submitted.

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

Z11-13 – CHERYL MARTINETTI, 219 Moore Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 611 (d) (Conversion of Dwelling for Additional Family Members) and a special exception to Section 203.2 (Use Regulations) in order to construct an in-law quarters that exceeds the maximum square feet of floor area. The property is located at 219 Moore Drive in the R-15 zone.

Cheryl Martinetti represented this case. She stated that she had previously received approval from the Zoning Hearing Board for the same request but due to circumstances the addition was not completed. The Planning Commission had recommended approval in September 2007. Ms. Martinetti did not proceed with the previous approval because the in-laws house did not sell and they then moved to Florida. The health of the father-in-law and mother-in-law has deteriorated to the point that they need around the clock care. The father-in-law is currently in a hospital in Florida with renal failure. Ms. Martinetti will be going to Florida after the zoning hearing board meeting to help them. She is retired and will be taking care of them full time when they return to Pennsylvania. The plan is the same as previously presented. She had requested an extension of the previously approved variance and special exception but it was denied because the request was not made within the required time limits. The addition will have cameras and an intercom system that will alert her if she needs to call for assistance. Mark Ruppert, 221 Moore Drive, treasurer of Home Association, testified that the Home Owners Association has no problem with the addition. Ken Martz, KEM Construction, stated that the addition is larger than allowed to make it handicapped accessible. The basement will be built at grade. The proposed deck will connect to the current deck. A parking space will be located in the existing garage for the in-laws. The in-law quarters will be separate from the main house but accessible from the garage. The addition if not used as in-laws quarters would have to have the kitchen facility removed. Ms. Martinetti stated that they are including the kitchen so that her in-laws have some independence. Ms. Martinetti stated that she would be preparing most of the meals and taking them over. Ms. Martinetti stated that she anticipates moving into the in-law quarters and having her children move into her home to take care of her and her husband.

Planners McAndrew/Quinn moved for a favorable recommendation to the Penn Township Zoning Hearing Board on case Z11-13 Cheryl Martinetti, 219 Moore Drive, Hanover, PA requesting a variance to Section 611 (d) (Conversion of Dwelling for Additional Family Members) and a special exception to Section 203.2 (Use Regulations) in order to construct an in-law quarters that exceeds the maximum square

feet of floor area as meets the requirements for a variance as set forth in Section 502.3 a) thru f) and for a special exception as set forth in Section 503.3 a) thru e). Motion carried on a 5-0 vote.

The Planners received the following waiver or exoneration requests:

Hanover Land Services on behalf of James D. Plank has submitted a request for planning waiver and non-building declaration on their subdivision.

Reg Baugher, Hanover Land Services, represented this request. They are requesting a planning waiver and non-building waiver for the James D. Plank plan. This is a DEP requirement. It is an add-on plan that does not require additional sewer connections. Both existing lots have functioning sewer systems that have been approved by the Township's sewage enforcement officer, who was present at the meeting.

Planners Quinn/McAndrew moved for a favorable recommendation of the planning waiver and non building declaration for the James D. Plank subdivision. Motion carried on a 5-0 vote.

The Planners reviewed the plan and York County Planning Commission comments have been addressed. They are subdividing a piece of land from one property and adding it to another.

Planners Quinn/McAndrew moved for a favorable recommendation of the James D. Plank subdivision plan to the Penn Township Board of Commissioners. Motion carried on a 5-0 vote.

The Planners reviewed the following Subdivision/Land Development plans and made the following recommendations:

P01-28 – HIGH POINTE @ ROJEN FARMS, 751 Frederick Street, Hanover, PA 17331. A preliminary two hundred twenty-seven (227) lot subdivision located on Grandview Road in the R-22 and R-40 zones. (SOUTH). There was no action taken on this plan.

P03-03 – BOWMAN TRACT APARTMENTS, Baxter Investment Group, 1108 Baltimore Street, Hanover, PA 17331. A final land development plan for thirty (30) unit multi-family complex located at 1300 Baer Avenue in the R-8 zone.

Christ Trone, Baxter Investment Group, represented this plan. York County Planning Commission will not review the plan again due to the revision. Baxter Investment is showing a change in the design of the homes to now show two-story townhouses with no integral garage and with off-street parking spaces. The original plan showed an integral garage and one off-street parking space for each unit. There is no change to the subdivision portion of the plan. Mr. Trone indicated that only about twenty five percent of individuals that have a garage actually use it use as a garage. Baxter Investment Group will own these properties as rental properties and the streets will not be dedicated to the Township. Mr. Trone provided photographs of existing houses in Hanover Borough that are similar to these. This development will have seventy-nine parking spaces for the rental units, enhancing the parking for residents and guests. There will be thirty living units with each having a small storage area to the rear of the property. The infrastructure layout is the same as previously presented. The existing house will be removed. There was

some discussion about the stream and possible flooding of the property. The problem with flooding occurs mostly off the property in the lower end of Baer Avenue. Mr. Trone stated that these would not be low-end rentals. The impervious area will be 41%, which is above the 31% that was previously submitted but is still under what is allowed by the ordinance. It was stated that this plan has been on file for several years due to the sewer moratorium. The planning commission made a recommendation for approval in 2007.

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

P03-30 – MUSTANG POINTE, Mummert Enterprises, 8 Stuart Avenue, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone. There was no action taken on this plan.

P04-25 – SOUTH HEIGHTS, J. A. Myers Building & Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fifty-nine (59) single-family building lots. The property is located within the southeast intersection of Cooper Road and Westminster Avenue, in the R-22 zone. There was no action taken on this plan.

P04-26 –STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone. There was no action taken on this plan.

P06-23 -BROOKSIDE AVENUE TOWNSHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone. There was no action taken on this plan.

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

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial Zone. There was no action taken on this plan.

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

P09-10 - AMERICAN HOME CONTRACTORS LLC, Patrick Buhl, P.O. Box #132, Glenville, PA 17329. A final subdivision plan submitted in order to create two (2) residential lots. The property

is located at 792-792 Baltimore Street in the Highway/Business Zone. There was no action taken on this plan.

P10 – 12 – YORK VILLAGE APARTMENTS, LCL – York Village Associates, L.P., 199 Baldwin Road, Suite 140, Parsippany, NJ 07054. A preliminary/final reverse subdivision and land development plan submitted in order to construct two (2) multi-family dwellings consisting of 15 units total and office building. The property is located on West Alvin Avenue in the A/O zone.

There is no action taken on this plan.

P11-07 – SNYDER’S – LANCE, INC. RESEARCH AND DEVELOPMENT CENTER, GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. A final land development plan submitted in order to construct a research and development center/medical clinic. The property is located at 1401 York Street across from the Snyder’s Factory in the Industrial and R-15 zones.

There was no action taken on this plan.

P11-11 – YAZOO MILLS INC., GHI Engineers and 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 on Gitts Run Road, between Moulstown Road and Industrial Drive in the Industrial Zone.

Doug Stambaugh, GHI Engineers and Surveyors, represented this plan. The plan has been revised due to York County Planning Commission and Township Engineer comments. There is widening of Gitts Run Road twenty-three feet from the centerline as shown on the plan. There are a lot less trucks traveling on the adjacent roads due to the closing of L & H trucking. Utz trucks are using Moulstown Road to access the property. Zoning Officer Menges noted that the stream has been reconstructed about three or four years ago. York County Planning Commission comments expressed concern about the “one-lane” bridge over Gitts Run to the south and that traffic should be directed to use Moulstown Road to access or exit this facility. Zoning Officer Menges was not sure if the Fire Chief has reviewed the plan since the changes were made. He also stated that a completed sewer module has not been submitted for the plan. Mr. Stambaugh will follow up on what traffic patterns Yazoo Mills plans to use.

P11-12 – JAMES D. PLANK, 720 Bankert Road, Hanover, PA 17331. A final add-on subdivision plan submitted in order to create a residential add-on lot. The property is located at 720 Bankert Road in the R-40 zone.

The planning commission made a favorable recommendation for the plan earlier in the meeting.

The Planners briefly discussed a problem with stormwater runoff coming from the Snyder’s solar farm on York Street. There was no consensus on any resolution.

The meeting adjourned at approximately 8:00 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
NOVEMBER 3, 2011

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on October 6, 2011 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Paul McAndrew, Fred Marsh and David Quinn along with Township Engineer Eric Bortner and Zoning Officer John Menges. Planner Daniel Goldsmith was absent with notice. Planner Robert Garrett submitted his resignation today effective immediately.

The October 6, 2011 Planning Commission minutes were approved as submitted.

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

The Planners received the following waiver or exoneration requests:

Hanover Land Services on behalf of Giovanni's Pizza and Italian Restaurant, LLC is requesting a waiver from Sections 505 (k) (Curbs), 505 (k) (1) (Sidewalks), 605 (Landscaping), 505 (a) (Street Design), of the Penn Township Subdivision and Land Development Ordinance in regards to its subdivision and land development plan.

Reg Baugher, Hanover Land Services, represented the request. The applicant's plan shows the parking spaces reduced by one and the seating on the proposed deck by two. They are requesting waivers for the curbs, sidewalks, landscaping and street design. They are not showing any improvements for the streets or curbs since neither Blooming Grove Road nor Hoff Road, which are state roads, have curbing and sidewalk in this area. They will provide a buffer yard that meets the ordinance requirements along the residential portion of the property, which will be designed by a landscape architect. The curb and sidewalk request may be granted on a temporary basis.

Planners McAndrew/Quinn moved for a favorable recommendation to the Penn Township Board of Commissioners on these requests. Motion carried on a 5-0 vote.

Johnston and Associates, Inc., on behalf of York Street Beverage is requesting a waiver of Section 505 (k) (1) (Sidewalks) of the Penn Township Subdivision and Land Development Ordinance in regards to its land development plan.

Eric Johnston, Johnston and Associates, Inc. represented the request. The York Street Beverage plan previously received approval from the zoning hearing board for the expansion of the facility. They are requesting waiver of the sidewalk requirements along York and Park Streets. There are two entrances along York Street to the property but instead of curbing and sidewalk they are proposing to stripe a pedestrian access area along their macadamized York Street frontage inside the existing curb line to ensure the restriction of parking in this area and to allow pedestrian movement. The property is located in the 100-year FEMA flood plain. They would like to use the existing curb line. The adjacent property, York Street Treat, does not have sidewalk but there is sidewalk at the property on the east side of Park Street. According to Mr. Johnston, the design of the sidewalk would be tricky as far as alleviating storm water

due to the topography and location of the property. There is an area which ponds during wet weather events that would only be improved if PennDOT made changes to Route 116 where the pedestrian walk way would be.

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

The Planners reviewed the following Subdivision/Land Development plans and made the following recommendations:

P01-28 – HIGH POINTE @ ROJEN FARMS, 751 Frederick Street, Hanover, PA 17331. A preliminary two hundred twenty-seven (227) lot subdivision located on Grandview Road in the R-22 and R-40 zones. (SOUTH). There was no action taken on this plan.

P03-30 – MUSTANG POINTE, Mummert Enterprises, 8 Stuart Avenue, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone. There was no action taken on this plan.

P04-25 – SOUTH HEIGHTS, J. A. Myers Building & Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fifty-nine (59) single-family building lots. The property is located within the southeast intersection of Cooper Road and Westminster Avenue, in the R-22 zone. There was no action taken on this plan.

P04-26 – STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone. There was no action taken on this plan.

P06-23 -BROOKSIDE AVENUE TOWNSHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone. There was no action taken on this plan.

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

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial Zone. There was no action taken on this plan.

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

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

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

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

P11-11 – YAZOO MILLS INC., GHI Engineers and 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 on Gitts Run Road, between Moulstown Road and Industrial Drive in the Industrial Zone.

Gerry Funke, GHI Engineers and Surveyors, represented this plan. The plan will be a two-part project and the building will be six hundred square feet at total build out. The bridge referenced in York County Planning Commission comments is not within in Penn Township and has no weight limits.

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

P11-13 – GIOVANNI’S PIZZA & ITALIAN RESTAURANT, Giovanni and Jessica Farone, 646 Blooming Grove Road, Hanover, PA 17331. A final subdivision and land development plan submitted in order to construct additional parking area. The property is located at the intersection of Blooming Grove Road and Hoff Road in the R-40 zone.

Reg Baugher, Hanover Land Services, represented this plan. Township Engineer Bortner’s and York County Planning Commission comments have been addressed. There is still the outstanding waiver request to be addressed.

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

P11-14 – YORK STREET BEVERAGE, York Beverage, Inc. 6934 Tippetts Drive, Mercersburg, PA 17236. A final land development plan submitted in order to construct a building addition. The property is located at 891 York Street in the Highway/Business zone. There was no action taken on this plan.

P11-15 – JACKIE A. & MARY L. HOFFMAN, Jackie A. Hoffman, 123 Beck Mill Road, Hanover, PA 17331. A final subdivision plan submitted in order to create three residential lots. The property is located at 123 Beck Mill Road in the R-15 zone. There was no action taken on this plan.

The meeting adjourned at approximately 7:35 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary

PENN TOWNSHIP PLANNING COMMISSION
December 1, 2011

Chairman Ray Van de Castle called to order a meeting of the Penn Township Planning Commission at 7:00 P.M. on December 1, 2011 at the Penn Township Municipal Building. Also present were planning members Wendell Felix, Daniel Goldsmith, Paul McAndrew, Fred Marsh and David Quinn along with Township Engineer Eric Bortner.

The November 3, 2011 Planning Commission minutes were approved as submitted.

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

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

The Planners reviewed the following Subdivision/Land Development plans and made the following recommendations:

P01-28 – HIGH POINTE @ ROJEN FARMS, 751 Frederick Street, Hanover, PA 17331. A preliminary two hundred twenty-seven (227) lot subdivision located on Grandview Road in the R-22 and R-40 zones. (SOUTH). There was no action taken on this plan.

P03-30 – MUSTANG POINTE, Mummert Enterprises, 8 Stuart Avenue, Hanover, PA 17331. A preliminary subdivision plan to create 190 new residential building lots. The property is located between Breezewood and Bowman Road in the R-8 zone. There was no action taken on this plan.

P04-25 – SOUTH HEIGHTS, J. A. Myers Building & Development, 160 Ram Drive, Hanover, PA 17331. A preliminary subdivision plan submitted to create fifty-nine (59) single-family building lots. The property is located within the southeast intersection of Cooper Road and Westminster Avenue, in the R-22 zone. There was no action taken on this plan.

P04-26 –STONEWICKE, J.A. Myers Building Development, 160 Ram Drive Hanover, PA 17331. A preliminary subdivision plan submitted to create one hundred ninety-five (195) single-family residential building lots and one (1) shopping/commercial lot. The property is located west of Baltimore Street between Clover Lane and Grandview Road, in the R-15 zone. There was no action taken on this plan.

P06-23 -BROOKSIDE AVENUE TOWNHOUSES, Mummert Enterprises, Inc. 8 Stuart Avenue, Hanover, PA 17331. A preliminary land development plan submitted to construct a seventeen (17) single family attached townhouse unit. The property is located on Brookside Avenue in the R-8 zone. There was no action taken on this plan.

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

P08-14 – NATIONAL BARN COMPANY, 316 Juniper Lane, Hanover, PA 17331. A final land development plan submitted to construct an office building. The property is located at the northwest corner of Industrial Drive and Gitts Run Road in the Industrial Zone. There was no action taken on this plan.

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

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

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

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

P11-11 – YAZOO MILLS INC., GHI Engineers and 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 on Gitts Run Road, between Moulstown Road and Industrial Drive in the Industrial Zone. There was no action taken on this plan.

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

P11-14 – YORK STREET BEVERAGE, York Beverage, Inc. 6934 Tippetts Drive, Mercersburg, PA 17236. A final land development plan submitted in order to construct a building addition. The property is located at 891 York Street in the Highway/Business zone.

Eric Johnston, Johnston and Associates, represented this plan. They are proposing an expansion of the existing building at 891 York Street. He reviewed the zoning approval and the temporary waiver granted by the Board of Commissioners for the sidewalk. York County Planning Commission comments have been received and addressed. The dumpsters are to be screened with plantings.

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

P11-15 – JACKIE A. & MARY L. HOFFMAN, Jackie A. Hoffman, 123 Beck Mill Road, Hanover, PA 17331. A final subdivision plan submitted in order to create three residential lots. The property is located at 123 Beck Mill Road in the R-15 zone. There was no action taken on this plan.

The meeting adjourned at approximately 7:10 PM.

Respectfully submitted,
Kristina Rodgers, Recording Secretary