

PENN TOWNSHIP PLANNING COMMISSION MINUTES

DATE & TIME: March 1, 2021 7:00 PM

ATTENDANCE:

Members:	Fred Hammond, Chair Linda Brown, Vice Chair, via Zoom Leroy Stoltzfus Stephen Engle, via Zoom Cullen Ketchum, Secretary, via Zoom	Others:	Mark Hiester, Penn Township, via Zoom Brad Steward, LCPC, via Zoom Alex Piehl, RGS Associates Claudia Shank, McNees Law Mark Disanto, Triple Crown Corp. Zack Yearick, Triple Crown Corp
Staff:	Jennifer Brady, Penn Township Richard Landis, Board of Supervisors		

Fred Hammond called the meeting to order and led the Pledge of Allegiance at 7:00pm.

Public Comment/Guest Recognition

Hammond welcomed applicants and representation for CU 21-001, Triple Crown Corporation, RGS Associates, and McNees Law. Hammond recognized Richard Landis, Penn Township Planning Commission Liaison and Board of Supervisors.

Approval of Minutes – January 5, 2021

Discussion around the previous meeting minutes occurred. A note to change “Stoltzfus” motion to adjourn was added by Vice Chair Brown. After some discussion, a motion from Hammond to approve the minutes as amended was approved by all members.

Action Items

Conditional Use 21-001 – “Avery Square” presented by Claudia Shank, McNees Law, Alex Piehl, RGS Associates, and Triple Crown CEO, Mark Disanto.

Shank opened the discussion for applicants for the proposed development, “Avery Square” and supplied a visual presentation. Current property owners, Triple Crown/Manheim Crown, obtained the property in November 2020. The parcel is surrounded by current residential housing on all sides. The proposal includes 94 townhouses with 7-9 units per building, as well as two (2) three-story elevator serviced buildings. Cluster development will not be applied to the parcel as the development is a single lot and will be developed as such. Similarly, sections of the Form-Based Code (FBC) will not apply.

Piehl touched on some of the development aspects of the site. It will be supplied with sewer access through Elwyn Terrace, and Manheim Area Water and Sewer Authority will supply the water supply. The development is in line with the current standards for building length – not to exceed 240 feet in length. The acquisition of Transfer of Development Rights (TDR) will also occur as the proposed eight dwelling units per acre exceeds the permitted six dwelling units. Avery Square will also meet the Build-To-Line at 12 ft. for internal structures.

Plans for a trail and sidewalk systems will be proposed within the development. Parking will be provided in the rear and on the side of structures as well. The development will be provided 23% of open space, the requirement is 15%.

Two full movement access points will be provided along Oak Street. Trip generation study has determined that the development is likely to generate 72 new AM trips and 91 new PM trips. Due to the nature of conditional use applications and subsequent Land Development, a full traffic study may occur.

Disanto presented on some of the background of the company. A three-generation organization that has built and developed about 4,000 total buildings. Similar to what will be proposed in Land Development, Disanto showed examples of building facades, landscaping, and prior developments in Dauphin County and the Hershey area. Disanto pointed out that a study of residents shows that 67% were 55+; one of the reasons of proposing an elevator serviced development.

Questions from the Planning Commission included design of the three-story building, which will not include the roof gables as shown in some of the examples. This is due to the Penn Township Ordinance requiring a maximum building height of 45 feet.

Disanto pointed out that the rear design of the townhouses and apartment buildings will reflect what is designed in the front, as well. The proposed development looked at the previous Holly Tree apartments (about 190 units). Planning Commission members pointed out traffic issues that occurred with the development. Representatives for Triple Crown pointed out that negotiations with the Township will occur regarding traffic and all other Land Development related items.

Stoltzfus pointed out a lot of red brick used in facades in Manheim, and to reflect the character of abutting areas, something the developer should consider.

Questions regarding the open space and slopes also occurred. The existing tree line will more than likely remain.

The proposed clubhouse and pool and community features will not be open to the public, for residents only.

Rental rates, though unofficial, will probably range from mid-\$800 to about \$1,400.

Question regarding the existing housing along Fruitville Pike and proposed Building A appears close. Piehl pointed out that it is about 35 feet distance and there will be landscaping to buffer it.

After hearing no further discussion, Hammond requested action from the Planning Commission on the application. Stoltzfus made a motion to recommend CU 21-001 – “Avery Square” development to the Board of Supervisors meeting on March 22, 2021. Ketchum seconded the motion. The Planning Commission voted unanimously to approve the recommendation.

Jennifer Brady presented the current comparison guide of the current vs. proposed Zoning Ordinance. Though the information has not changed since the prior Planning Commission’s meeting, it was presented in a different format. Stoltzfus pointed out it was very helpful.

Adjournment

Motion was made by Stoltzfus and seconded by Brown to adjourn the meeting at approximately 7:54 p.m. Motion passed unanimously.

Respectfully Submitted, Jennifer Brady