

Penn Township Zoning Hearing Board

Minutes for Tuesday, February 14, 2017

The Penn Township Zoning Hearing Board met on Tuesday, February 14, 2017, at 7:00 p.m. to hear two requests.

The meeting was called to order and roll call was taken and members present were as follows: David Colgan, Chairman; Paul McAndrew, Member; and Harold Mack, Jr., Member. Also present was John J. Baranski, Jr., Esquire, solicitor to the Zoning Hearing Board; and Matthew Swanner, Zoning Officer.

Paul McAndrew made a motion to nominate David Colgan as Chairman. The motion was second by Harold Mack, Jr. and passed unanimously. David Colgan made a motion to nominate Paul McAndrew as Vice Chairman. The motion was second by Harold Mack, Jr. and passed unanimously.

All properties were properly advertised and posted and all legal notices properly published. Paul McAndrew made a motion to approve the Minutes from December 13, 2016. The motion was second by David Colgan and approved unanimously.

Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) and Section 612 (Expansion of Nonconformity) in order to expand operating hours of brew pub. The property is located at 555 Centennial Avenue in the R-15 zone.

Harold Mack, Jr. made a motion to grant the special exception in that it meets the standards for Section 503.3 (a) through (e). Paul McAndrew second the motion and it was approved unanimously.

ZHB16-336 – Janice N. & Ricky L. Bortner, 5084 Manheim Road, Glenville, PA 17329. Applicant is requesting a variance to Section 203.2 (Use regulations) in order to operate a child care center. The property is located at 701 Black Rock Road in the R-15 zone.

Paul McAndrew made a motion to grant the variance in that it meets the standards for Section 502.3 (a) through (f) with the condition of approval granted by the Department of Human Services and Department of Labor and Industry. Harold Mack, Jr. second the motion and it was approved unanimously.

The meeting was adjourned at 7:54 p.m.

Respectfully Submitted,

Christine Myers, RPR

PENN TOWNSHIP ZONING HEARING BOARD

Minutes for Tuesday, May 9, 2017

The Penn Township Zoning Hearing Board met on Tuesday, May 9, 2017, at 7:00 p.m. to hear two requests.

The meeting was called to order and roll call was taken and members present were as follows: David Colgan, Chairman; Paul McAndrew, Member; William Woodward, Member; and Harold Mack, Jr., Member. Also present was John J. Baranski, Jr., Esquire, solicitor to the Zoning Hearing Board, and Shawn Garrett, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published.

Paul McAndrew made a motion to approve the Minutes from February 14, 2017. The motion was second by Harold Mack, Jr., and approved unanimously.

ZHB17-02 - Apostolic Ministries, c/o N. Wayne Hammonds, 955 Baltimore Street, Hanover, PA, 17331. Applicant is requesting a special exception to Section 322 (uses not provided for) in order to operate a temporary carnival. The property is located at 955

Baltimore Street in the A/O and R-15 zones.

Paul McAndrew made a motion to grant the special exception in that it meets the standards for Section 322 and Section 503.3 (a) through (e). Harold Mack, Jr., second the motion and it was approved unanimously with the following conditions: The alleyway be improved, the gravel and so forth to make it passable for two cars; that the orange fencing be put up; that the band play no later than 9 o'clock on Friday and Saturday; and the church contacts the fire department.

ZHB17-03 - Chad and Jessica Miller, 680 Beck Mill Road, Hanover, PA, 17331. Applicant is requesting a variance to Section 400.3 (setback on corner lots) in order to construct a garage that encroaches into the setback. The property is located at 680 Beck Mill Road in the R-22 zone.

Paul McAndrew made a motion to grant the variance to Section 400.3 in order to construct a garage and it encroaches on the setback as it meets the requirements of the variance set forth in Section 502.3 (a) through (f). William Woodward second the motion and it was approved unanimously.

ZHB16-10 - High Pointe, LLC, 4175

Hanover Pike, Manchester, MD, 21102. Applicant is requesting a one-year extension on their approval for their special exception. The property is located at SE quadrant of Grandview Road at Beck Mill Road in the R-40 zone.

William Woodward made a motion to grant the one-year extension on their approval to the special exception. Paul McAndrew second the motion and it was approved unanimously.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

*Tammy J. Rinehart*

Tammy J. Rinehart, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, June 13, 2017

The Penn Township Zoning Hearing Board met on Tuesday, June 13, 2017, at 7:00 p.m. to hear one request.

The meeting was called to order and roll call was taken and members present were as follows: David Colgan, Chairman; Paul McAndrew, Vice Chairman; William Woodward, Member; and Harold Mack, Jr., Member. Also present was John J. Baranski, Jr., Esquire, solicitor to the Zoning Hearing Board; and Shawn Garrett, Interim Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. William Woodward made a motion to approve the Minutes from May 9, 2017. The motion was second by Paul McAndrew and approved unanimously.

ZHB17-04 – South Western School District and York Adams Community Tennis Association, 225 Bowman Road, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) and a special exception to Section 202.2 (use Regulations) in order to enclose existing tennis courts and future classroom. The property is located at 225 Bowman Road in the

R-8 zone.

Paul McAndrew made a motion to grant the variance in that it meets the standards for Section 502.3 (a) through (f). William Woodward second the motion and it was approved unanimously.

Paul McAndrew made a motion to grant the special exception in that it meets the standards for Section 503.3 (a) through (e). William Woodward second the motion and it was approved unanimously.

The meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

Christine Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, July 11, 2017

The Penn Township Zoning Hearing Board met on Tuesday, July 11, 2017, at 7:00 p.m. to hear four requests.

The meeting was called to order and roll call was taken and members present were as follows: David Colgan, Chairman; Paul McAndrew, Vice Chairman; William Woodward, Member; and Harold Mack, Jr., Member. Also present was John J. Baranski, Jr., Esquire, solicitor to the Zoning Hearing Board; and Shawn Garrett, Interim Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Paul McAndrew made a motion to approve the Minutes from June 13, 2017. The motion was second by David Colgan and approved unanimously.

ZHB17-05 – George W. Sheldon, 3269 Days Mill Road, York, PA 17408. Applicant is requesting a variance to Section 407.5 (Abandonment) in order to operate a business for hot tub retail. The property is located at 165 McAllister Street in the R-8 zone.

Paul McAndrew made a motion to grant the variance in that it



meets the standards for Section 502.3 (a) through (f). Harold Mack second the motion and it was approved unanimously.

ZHB17-06 – Rojen LP, 751 Frederick Street, Hanover, PA 17331. Applicant is requesting a variance to Section 206.2 (Use Regulations) in order to construct an industrial building for manufacturing and warehouse. The property is located at 88-198 N. Blettner Avenue in the A/O zone.

Paul McAndrew made a motion to grant the variance in that it meets the standards for Section 502.3 (a) through (f). William Woodward second the motion and it was approved unanimously.

ZHB17-07 – Scott D. & Jennifer L. Sanders, 620 W. Middle Street, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a pole building that encroaches into rear setbacks. The property is located at 620 W. Middle Street in the R-8 zone.

David Colgan made a motion to grant the variance in that it meets the standards for Section 502.3 (a) through (f) with the condition the side setbacks remain at 12 feet and the rear setback at 15 feet. Paul McAndrew second the motion and it was approved unanimously.

ZHB17-08 – Scott Haggerty, 60 Carson Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 407.5 (Abandonment) in order

to operate a business for the sale of kitchen and bath cabinets. The property is located at 748 Baltimore Street in the R-8 zone.

Paul McAndrew made a motion to grant the variance in that it meets the standards for Section 502.3 (a) through (f) with three conditions: the red light is removed from the pole sign, the lot is for a retail establishment, and no outdoor storage of materials. David Colgan second the motion and it was approved unanimously.

ZHB16-336 – Janice N. & Ricky L. Bortner, 5084 Manheim Road, Glenville, PA 17329. Applicant is requesting an extension for the variance to Section 203.2 (Use regulations) in order to operate a child care center. The property is located at 701 Black Rock Road in the R-15 zone.

David Colgan made a motion to grant the extension to February 14, 2018. Paul McAndrew second the motion and it was approved unanimously.

The meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

Christine Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, September 12, 2017

The Penn Township Zoning Hearing Board met on Tuesday, September 12, 2017, at 7:00 p.m. to hear three requests.

The meeting was called to order and roll call was taken and members present were as follows: David Colgan, Chairman; Paul McAndrew, Vice Chairman; William Woodward, Member; and Harold Mack, Jr., Member. Also present was John J. Baranski, Jr., Esquire, solicitor to the Zoning Hearing Board; and Shawn Garrett, Interim Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Paul McAndrew made a motion to approve the Minutes from July 11, 2017. The motion was second by William Woodward and approved unanimously.

ZHB17-09 – Brad and Christy Hill, 1440 Carlisle Pike, York, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) and a special exception to Section 407.2a & 407.2b (Expansion and Alteration) and Section 407.3b (Replacement) in order to construct a new residence in existing structures footprint and location. The property is located at 320 Black Rock Road in the R-8 zone.

William Woodward made a motion to grant the variance in that it meets

the standards for Section 502.3 (a) through (f) and also a motion to grant special exception in that it meets the standards for Section 503.3 (a) through (e). Harold Mack second the motion and it was approved unanimously.

ZHB17-10 – Philip G. & Amy Redding and James D. & Joanne Lee Miller, 230 Stock Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 207.2 (Use Regulations), Sections 407.1a & b and Section 407.2a & b (Nonconforming uses, structures and dimensional nonconformities) in order to construct mini-storage warehouses and relocate existing residential home. The property is located at 1040 Baltimore Street in the S/C zone.

David Colgan made a motion to grant the special exception in that it meets the standards for Section 625 (a) through (i) and 503.3 (a) through (e) with three conditions: maintaining hours of operation 8:00 a.m. to 8:00 p.m., no outside storage, and no illuminated signage. William Woodward second the motion and it was approved unanimously.

ZHB17-11 – Burkentine & Sons Builders, Inc., 330 Dubs Church Road, Hanover, PA 17331. Applicant is requesting a special exception to Sections 202.2 (Use Regulations), and Section 628 (Multi-family dwelling) in order to construct a residential/multi-family dwelling. The property is located at 22 South Center Street in the R-8 zone.

David Colgan made a motion to grant the special exception in that it meets the standards for Section 503.3 (a) through (e) and Section 628 (a) through (h). Paul McAndrew second the motion and it was approved unanimously.

The meeting was adjourned at 9:30 p.m.

Respectfully Submitted,

Christine Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, October 10, 2017

The Penn Township Zoning Hearing Board met on Tuesday, October 10, 2017, at 7:00 p.m. to hear one request.

The meeting was called to order and roll call was taken and members present were as follows: David Colgan, Chairman; William Woodward, Member; and Harold Mack, Jr., Member. Paul McAndrew was absent with notice. Also present was John J. Baranski, Jr., Esquire, solicitor to the Zoning Hearing Board; and Shawn Garrett, Interim Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Harold Mack made a motion to approve the Minutes from September 12, 2017. The motion was second by David Colgan and approved unanimously.

ZHB17-12 – Scott Green, 52 Collins Circle, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk), an interpretation of Section 203.3 and the Definition Section and an appeal to the determination of Zoning Officer in order to erect a garage that encroaches into the setbacks. The property is located at 262 Blooming Grove Road in the R-15 zone.

David Colgan made a motion to reverse the decision of the Zoning

Officer, finding that there is no alley on the property located at 263 Blooming Grove Road. Therefore, a variance is not necessary. William Woodward second the motion and it was approved unanimously.

The meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

Christine Myers, RPR