

PENN TOWNSHIP
ZONING HEARING BOARD
TUESDAY, JANUARY 10, 2006
7:00 P.M.

The Penn Township Zoning Hearing Board met on Tuesday, January 10, 2006, at 7:00 p.m., to hear one requests. Roll call was taken and the following members were present: Timothy Dunn, Chairman; David Spector, Member; Donna Scott, Member; and Michael Brown, Member. Frederick Stine was absent with notice. Also present were John C. Menges, II, Zoning Officer, and John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board.

John Menges was duly sworn and testified that all the properties have been posted and all the legal notices were properly published.

Donna Scott nominated Timothy Dunn to be Chairman for the year 2006, seconded by David Spector, and the vote was unanimous. Donna Scott was nominated for vice-chairman but she declined the nomination. Donna Scott nominated David Spector, seconded by Mr. Brown, and the vote was unanimous.

Donna Scott motioned to accept the December 2005 Minutes as written. Timothy Dunn seconded the motion and the Minutes were approved with a two to zero vote, Donna Scott, Timothy Dunn voting in favor, and David Spector and Michael Brown abstaining.

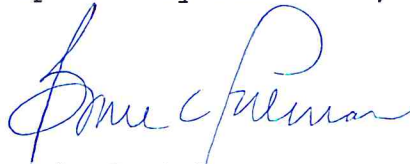
Case Z06-01, Joseph A. Myers, 160 Ram Drive, Hanover, Pa. The applicant was present with counsel, Jeremy D. Frey, Esquire, requesting a variance to Section 204.3 (area and bulk) to construct single family dwellings that do not meet the minimum lot width. The property is located in the Whispering Run subdivision, Lot Nos. 105 and 106 on Bair Road, in the R-22 zone.

David Spector motioned to approve the request for a variance to Section 204.3 to construct single family dwellings that do not meet the minimum width, that as much as they meet the standards for a variance of Section 502.3 (a) through (f), with the condition that the access driveways, the actual paved driveways be fifteen feet wide, and that they be constructed not to exceed ten percent grade and accommodate fire apparatus of 50,000 pounds. Donna Scott seconded the motion, and it was approved unanimously, four to zero vote.

Donna Scott motioned to adjourn, seconded by David Spector, and approved unanimously, four to zero vote.

(The proceedings were concluded at 7:35 p.m.)

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Bonnie C. Fuhrman". The signature is fluid and cursive, with a large initial "B" and "F".

Bonnie C. Fuhrman, Court Reporter

PENN TOWNSHIP
ZONING HEARING BOARD
TUESDAY, FEBRUARY 14, 2006
7:00 P.M.

The Penn Township Zoning Hearing Board met on Tuesday, February 14, 2006, at 7:00 p.m. to hear one request. Roll call was taken and the following members were present: Timothy Dunn, Chairman; David Spector, Vice-Chairman; Michael Brown, Member. Donna Scott and Frederick Stine were absent with notice. Also present were John C. Menges, II, Zoning Officer, and John J. Baranaski, Esquire, Solicitor to the Zoning Hearing Board.

John Menges was duly sworn and testified that all the properties have been posted and all the legal notices were properly published.

David Spector motioned to accept the January 10, 2006 Minutes with the correction that David Spector should be noted as Vice-Chairman. The motion was seconded by Michael Brown and approved unanimously, three to zero.

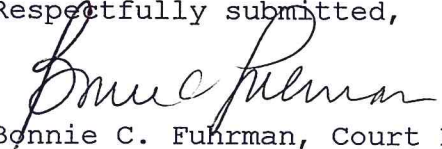
Case Z06-02 - Brian and Tamara Eisenhart, 345 High Rock Road West, Hanover, Pa., 17331. The applicants were present requesting a special exception to Section 407.3b (replacement) to construct a single-family residential dwelling. The property is located at 3026 Grandview Road in the R-15 zone.

Michael Brown motioned to approve the request, with the stipulation that they follow through with the turnaround pad, and that that be included in the building of the new home. David Spector seconded the motion and it was approved unanimously, three to zero.

David Spector motioned to adjourn the proceedings, seconded by Michael Brown and approved unanimously, three to zero.

(The proceedings were concluded at 7:16 p.m.)

Respectfully submitted,


Bonnie C. Fuhrman, Court Reporter

PENN TOWNSHIP
ZONING HEARING BOARD
TUESDAY, MARCH 14 2006
7:00 P.M.

The Penn Township Zoning Hearing Board met on Tuesday, March 14, 2006, at 7:00 p.m. to hear one request. Roll call was taken and the following members were present: David Spector, Vice-Chairman; Frederick Stine, Member; and Donna Scott, Member. Timothy Dunn and Michael Brown were absent with notice. Also present were John C. Menges, II, Zoning Officer, and Charles Rausch, Esquire, Solicitor to the Zoning Hearing Board.

John Menges was duly sworn and testified that all the properties have been posted and all the legal notices were properly published.

Donna Scott and Frederick Stine abstained from voting on the Minutes, so the February Minutes will be held over till the April 11th meeting.

Case Z06-03 - Stone Ridge Development Corporation, 330
Dubbs Church Road, Hanover, Pa., 17331. D.J. Hart, Esquire, was present representing the applicant who is requesting a variance to Section 205.3 (area and bulk) to construct single family dwellings that do not meet the minimum lot width. The property is located in the Avion residential subdivision at the intersection of Blooming Grove Road and Bankert Road into the R-40 zone. The request is for three of the nineteen proposed lots.

Donna Scott motioned to grant the variance request, as it does meet the standards for a variance in Section 502.3 (a) through (f). Frederick Stine seconded the motion and the variance request was granted with a unanimous vote, three to zero.

Case Z06-04 - Duane Myers, 75 McClellan Lane, Hanover, Pa., 17331. The applicant was present requesting a variance to Section 203.3 (area and bulk) to construct a mud room that encroaches into the front setbacks. The property is located in the R-15 zone.

Donna Scott motioned to deny the request for a variance, as it does not meet the standards in Section 502.3 (a) through (f). Frederick Stine seconded the motion and the request was denied with a two to one vote, Scott and Stine for denial, and Spector dissenting.

Case Z06-05 Mummert Enterprises, c/o Tim Mummert, 8 Stuart Avenue, Hanover, Pa., 17331. Applicant was present requesting a special exception to Section 202.2 (use) to construct single family attached dwellings. The property is located on Brookside Avenue between Charles Avenue and Wayne Avenue, in the R-8 zone.

Frederick Stine motioned to grant the request for special exception to construct single family attached dwellings, totalling 24, on Brookside Avenue, between Charles and Wayne, in the R-8 zone.

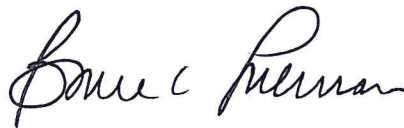
Donna Scott seconded the motion and it was granted with a two to one vote, Scott and Stine for and Spector dissenting.

Case Z05-31 - Request for a six month extension. Frederick Stine motioned to grant a six month extension, seconded by Donna Scott and approved unanimously, three to zero.

Donna Scott motioned to adjourn, seconded by Frederick Stine and approved unanimously.

(The proceedings were adjourned at 8:10 p.m.)

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Bonnie C. Fuhrman".

Bonnie C. Fuhrman, Court Reporter

PENN TOWNSHIP
ZONING HEARING BOARD
TUESDAY, APRIL 11, 2006
7:00 P.M.

The Penn Township Zoning Hearing Board met on Tuesday, April 11, 2006, at 7:00 p.m. to hear six requests. Roll call was taken and the following members were present: Timothy Dunn, Chairman; David Spector, Vice-Chairman; Frederick Stine, Member; and Michael Brown, Member. Donna Scott was absent with notice. Also present were John C. Menges, II, Zoning Officer, and John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board.

John Menges was duly sworn and testified that all the properties have been posted and all the legal notices were properly published.

David Spector moved to approve the February 14, 2006 Minutes as written, seconded by Michael Brown, and approved with a three to zero vote, Frederick Stine abstaining.

Frederick Stine motioned to approve the March 14, 2006 Minutes with a second by David Spector and an amendment to the motion to "hearing four requests" on Page 1, and two typographical errors, in Z06-04, capital H, and Z06-03, a typo/run-on. Mr. Stine amended his motion to include the corrections, and the Minutes were approved unanimously, with Michael Brown abstaining.

Z06-06 - Ed Lookenbill, 1108 Baltimore Street, Hanover, Pa., 17331. The applicant was present requesting a variance to

Section 202.3 (area and bulk) to construct a single family dwelling that encroaches into the setbacks. The property is located at 18 E. Granger Street, in the R-8 zone.

Frederick Stine motioned to deny the request, that it does not meet all the standards of Section 502.3 (a) through (f). Timothy Dunn seconded, and the motion carried with a three to one vote, David Spector voting against. The application was denied.

Case Z06-07 - Eric and Lavenda Fischbach, 54 Cardinal Drive, Hanover, Pa., 17331. The applicants were present requesting a variance to Section 203.3 (area and bulk) to construct an addition that encroaches into the back setbacks. The property is located in the R-15 zone.

David Spector motioned to deny the request, that it does not meet the standards as set forth in Section 502.3 (a) through (f). Frederick Stine seconded the motion, and the motion carried unanimously. The application was denied.

Case Z06-08 - Robert and Darla Ripley, 12 Allen Drive, Hanover, Pa., 17331. The applicants were present requesting a variance to Section 203.3 (area and bulk) to construct a front porch that encroaches into the setbacks. The property is located in the R-15 zone.

Michael Brown motioned to approve the request, seconded by David Spector. Frederick Stine requested an amendment, that the porch stay open and not be enclosed. Michael Brown amended his motion to include the amendment, and David Spector also seconded the amendment. The motion carried unanimously. The application was granted.

Z06-09 - Maitland Investment Corporation, 925 Westminster Avenue, Hanover, Pa., 17331. Attorney D. J. Hart was present representing the applicant, requesting a special exception to Section 204.2 (use) and an interpretation of Section 204.2 (use) to construct a roof over an existing patio area for night social functions. The property is located in the R-22 zone.

Frederick Stine motioned to approve the requests, with two conditions: That any formal social functions in the semi-permanent area be terminated by 11:00 p.m., and also that there be compliance with any existing parking requirements in the ordinance. Michael Brown seconded the motion, and it was approved unanimously. The application was approved.

Case Z05-01, Worthington Investments, LLP, on behalf of Moulstown Village, requesting a second six month extension to their special exception to Section 202.2. Frederick Stine motioned to grant the request, Michael Brown seconded the motion, and it was approved unanimously.

Case Z05-32, Worthington Investments, LLP, on behalf of Moulstown Village, for a six month extension to their variance to Section 202.3. Frederick Stine motioned to grant the request, Michael Brown seconded the motion, and it was approved unanimously.

Case Z05-11, Mummert Enterprises, Brookside Avenue townhouses, requesting a six month extension. Frederick Stine motioned to grant the request, Michael Brown seconded the motion, and it was approved unanimously.

Frederick Stine motioned to adjourn, seconded by David Spector, and approved unanimously.

(The proceedings were concluded at 8:50 p.m.)

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Bonnie C. Fuhrman".

Bonnie C. Fuhrman, Court Reporter

PENN TOWNSHIP
ZONING HEARING BOARD
TUESDAY, MAY 9, 2006
7:00 P.M.

The Penn Township Zoning Hearing Board met on Tuesday, May 9, 2006, to hear one request. Roll call was taken and the following members were present: Timothy Dunn, Chairman; Frederick Stine, Member; Donna Scott, Member; and Michael Brown, Member. David Spector was absent with notice. Also present were John C. Menges, II, Zoning Officer, and John J. Baranaski, Esquire, Solicitor to the Zoning Hearing Board.

John Menges was duly sworn and testified that all the properties have been posted and all the legal notices were properly published.

Frederick Stine motioned to approve the April 2006 Minutes as written, seconded by Michael Brown, and approved unanimously, three to zero vote. Donna Scott abstained from voting.

Case Z06-10 - Todd and Suzette Distler, 621 Hammond Avenue, Hanover, Pa., 17331. The applicants were present requesting a variance to Section 203.3 (area and bulk) to construct an addition that encroaches into the side setback. The property is located in the R-15 zone.

Donna Scott motioned to approved the request for a variance, that it meets the standards in 502.3 (a) through (f). Michael Brown seconded the motion and it was approved unanimously, four to zero.

Frederick Stine motioned to adjourn the proceedings at
7:20 p.m., seconded by Donna Scott, and approved unanimously.

(The proceedings were adjourned at 7:20 p.m.)

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Bonnie C. Fuhrman".

Bonnie C. Fuhrman, Court Reporter

PENN TOWNSHIP
ZONING HEARING BOARD
TUESDAY, JUNE 13, 2006
7:00 P.M.

The Penn Township Zoning Hearing Board met on Tuesday, June 13, 2006, to hear five requests. Roll call was taken and the following members were present: David Spector, Vice-Chairman; Frederick Stine, Member; Donna Scott, Member; and Michael Brown, Member. Timothy Dunn is absent with notice. Also present were John C. Menges, II, Zoning Officer, and John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board.

Donna Scott motioned to approve the May, 2006 Minutes, seconded by Michael Brown, and approved three to zero, with David Spector abstaining.

John Menges was duly sworn and testified that all the properties have been posted and all the legal notices were properly published.

Case Z06-11 Glaxo SmithKline, 26 Barnhart Drive, Hanover, Pa., 17331. Greg McCauley was present on behalf of the applicant requesting a variance to Section 300.3 (Fences and Walls) to erect a fence that exceeds the maximum height. The property is located at 29 Barnhart Drive, in the Industrial Zone.

Donna Scott motioned to approve the request, that it meets the standards for a variance under Section 502.3 (a) through (f). Frederick Stine seconded the motion and added the words "for safety and vandalism purposes;" Donna Scott amended the motion, again

seconded by Frederick Stine, and it was approved three to one, Michael Brown dissenting.

Case Z06-12 - Gerald and Diane Wensel, 762 Lion Drive, Hanover, Pa., 17331. The applicants were present with Les Hagerty requesting a variance to Section 203.3 (area and bulk) to construct a deck that encroaches into the back setbacks. The property is located in the R-15 zone.

Frederick Stine motioned to approve the request to enlarge an 8 x 10 wood deck to the rear of the property to the size of 12 x 16, which would mean a three foot encroachment into the rear setback, that it meets the standards for a variance under Section 502.3 (a) through (f). Michael Brown seconded the motion, and it was approved unanimously, four to zero.

Michael Brown motioned to deny the request for the second lower portion at grade level, that it does not meet the standards of 502.3. Frederick Stine seconded the motion and the motion carried four to zero for denial.

Case Z06-13 - Garland W. Halter, 819 - 819 ½ York Street, Hanover, Pa., 17331. D. J. Hart, Esquire was present with two sons of the applicant requesting a variance to Section 206.3 (area and bulk) to relocate an existing garage that will not meet the current required setbacks. The relocation of the garage is a result of the future installation of a traffic signal. The property is on the corner of York Street and Center Street, in the A/O zone.

Donna Scott motioned to approve the request, that it does

meet Section 502.3 (a) through (f), with a condition that the shrubbery be placed and be included so that it does not interfere with the sewer laterals, as per Exhibit C. Frederick Stine seconded the motion, and it was approved unanimously, four to zero.

Case Z06-15 - Eric L. Fischbach, 54 Cardinal Drive, Hanover, Pa., 17331. The applicant was present with his wife requesting a variance to Section 203.3 (area and bulk) to construct a home addition that encroaches into the building setbacks. The property is located in the R-15 zone.

Donna Scott recused herself from the hearing. Michael Brown motioned to approve the request of an encroachment into the front, rear and side setbacks by two feet, that it does meet the requirements of 502.3 (a) through (f). Frederick Stine seconded the motion, and the request was approved with a three to zero vote.

Case Z06-14 - Capital Property Investment, L.P., 298 M Street, Harrisburg, Pa., 17112. Tim Mellot of Mellot Engineering was present with Gary Gardner, vice-president of Capital Property Investments, requesting a variance to Section 639C (shopping center/mall/plaza) and a special exception to Section 639 (shopping center/mall/plaza) to construct a stand alone commercial building and shopping plaza that encroaches into the building setback. The property is located at the corner of Broadway and Hickory Lane, in the Shopping/Commercial zone.

Donna Scott motioned to deny the request for a variance under 639C, that it does not meet Section 502.3 (a) through (f).

Frederick Stine seconded the motion, and the vote was unanimous, four to zero.

A motion was made by Frederick Stine to deny the special exception, that it does not meet all the standards of Section 503.3 (a) through (e). After discussion, a recess was called to discuss legal matters, from 9:20 to 9:35 p.m.

Frederick Stine withdrew his original motion and stated a new motion to deny the Applicant's request under 639 for a special exception to construct a stand-alone commercial building in a shopping plaza that encroaches into the building setback, that it does not meet the conditions under Section 503.3, specifically Section A, Paragraphs 1 and 3; Section B, Paragraph 6. Michael Brown seconded the motion, and the vote was unanimous, four to zero to deny the special exception.

Frederick Stine motioned to adjourn the proceedings, seconded by Donna Scott, and approved unanimously.

(The proceedings were concluded at 9:39 p.m.)

Respectfully submitted,



Bonnie C. Fuhrman, Court Reporter

PENN TOWNSHIP
ZONING HEARING BOARD

Minutes for July 11, 2006

The Penn Township Zoning Hearing Board met on Tuesday, July 11, 2006, at 7:00 p.m. to hear two requests.

The meeting was called to order and roll call was taken. Members present were as follows: Timothy Dunn, Chairman; David Spector, Vice-Chairman; Frederick Stine, Member; Donna Scott, Member; and Michael Brown, Member. Also present was Charles A. Rausch, Esquire, Solicitor to the Zoning Hearing Board. John Menges, Zoning Officer, was not present.

All properties were properly advertised and posted and all legal notices properly published. Frederick Stine made a motion to approve the Minutes from June 13, 2006. The motion was second by Michael Brown, and it was approved by a vote 4-0, with Timothy Dunn abstaining.

Z06-16 - Todd & Astrid Lopez Goldberg,
46 Prince Street, Apartment 1, Littlestown,
PA 17340. The Applicant is requesting a special
exception to Section 211.2 (use) to construct an in laws
quarters. The property is located at 110 Charleton
Court in the RC zone.

David Spector made a motion to approve
their request in that it meets the general standard of
503 (a) through (e) and the special standards of 611 (a)
through (h).

Donna Scott second the motion. The
motion carried with of 3-2 vote.

Case is Z06-17, Finch Services, 515
Federick Street, Hanover, PA 17331. Applicant is
requesting a variance to Section 300.3 (fences and
walls) to erect a fence that exceeds the maximum height.
The property is located in the A/O zone. The township
received a request to extend that hearing until the
August meeting.

Frederick Stine made a motion to extend
the hearing until the August meeting. Donna Scott
second the motion. The motion carried unanimously with
a vote 5-0.

Donna Scott made motion for adjournment
at 7:30 p.m. Frederick Stine second the motion, and it
was approved unanimously with a vote 5-0.

Respectfully Submitted,

Christine M. Myers

Court Reporter

PENN TOWNSHIP
ZONING HEARING BOARD
TUESDAY, AUGUST 8, 2006
7:00 P.M.

The Penn Township Zoning Hearing Board met on Tuesday, August 8, 2006, to hear three requests. Roll call was taken and the following members were present: David Spector, Vice-Chairman; Frederick Stine, Member; and Donna Scott, Member. Timothy Dunn and Michael Brown were absent with notice. Also present were John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board, and Kristina J. Rodgers, Township Secretary/Acting Zoning Officer.

Donna Scott motioned to approve the July 11, 2006 Minutes as written, seconded by Frederick Stine, and approved unanimously, three to zero.

Kristina J. Rodgers, Acting Zoning Officer, was duly sworn and testified that all the properties were properly posted and advertised.

Case Z06-17 - Finch Services, 515 Frederick Street, Hanover, Pa., 17331. Brad Finch was present representing the applicant requesting a variance to Section 300.3 (fences and walls) to erect a fence that exceeds the maximum height. The property is located in the A/O zone.

Donna Scott motioned for approval of the requested variance, that it does meet the requirements of Section 502.3 (a) through (f), with an eight foot fence surrounding all three sides.

Frederick Stine seconded the motion, and it was approved unanimously, three to zero.

Case Z06-18 - CHR Corp., 2295 Susquehanna Trail, Suite C, York, Pa., 17404. Gavin Markey, Esquire, was present representing the applicant, requesting a special exception to Section 208.2 (use) Section 503 (special exceptions), Section 610 (convenience store) and Section 643 (vehicle washing facility) in order to construct a convenience store with fuel sales and a vehicle washing facility. The property is located at 1001, 1009 and 1021 York Street, in the H/B zone.

Frederick Stine motioned that the request of the applicant be approved, in that it meets the general standards of Section 503.3 (a) through (e), Section 610, Section 643, with this specific condition: That the proposed ingress and egress entrance facing Blooming Grove Road, on Route 216, under Provision B, specifically permit right turns in and out only; and a further specific condition, that it be signed with a sign facing the parking lot and Route 216 that left turns are not permitted, with an "X" or something to evidence to the people trying to do that. Donna Scott seconded the motion, and the motion passed unanimously, three to zero vote.

Case Z06-19 - Baxter Investment Group, Inc., 398 York Street, Suite 5, Hanover, Pa., 17331. Jim Yingst, Esquire, was present requesting a variance to Section 311 (street access), a special exception to Section 311 (street access), and an interpretation to Section 311 (street access) in order to create two

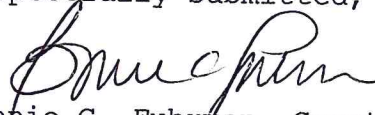
residential building lots on an access road that does not meet the minimum right-of-way of 50 feet. The property is located off Woodridge Drive and Pigeon Hill Park Road, in the R/C zone.

Donna Scott motioned to approve the request for a variance, that it meets the standards as set forth in Section 502.3 (a) through (f), with the stipulation that the road width be 20 foot wide, and that it be maintained to the standard of the Kemme property, from Woodridge to the Kemme property, and from the Kemme property beyond, it must be maintained to that standard; and also a deed restriction requiring perpetual maintenance. Frederick Stine seconded the motion, and it was approved unanimously, three to zero vote.

Frederick Stine motioned to adjourn the proceedings, seconded by Donna Scott and approved unanimously.

(The proceedings were adjourned at 10:53 p.m.)

Respectfully submitted,



Bonnie C. Fuhrman, Court Reporter

PENN TOWNSHIP
ZONING HEARING BOARD
TUESDAY, SEPTEMBER 12, 2006
7:00 P.M.

The Penn Township Zoning Hearing Board met on Tuesday, September 12, 2006, to hear two requests. Roll call was taken and the following members were present: Timothy Dunn, Chairman; David Spector, Vice-Chairman; Frederick Stine, Member; Donna Scott, Member; and Michael Brown, Member. Also present were John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board, and Kristina Rodgers, Administrative Assistant/Acting Zoning Officer.

Kristina J. Rodgers, Acting Zoning Officer, was duly sworn and testified that all the properties were properly posted and advertised.

Frederick Stine motioned to approve the August 8, 2006 Minutes, seconded by Donna Scott, and approved with a three to zero vote, Timothy Dunn and Michael Brown abstaining.

Case Z06-20 - Gary and Emilie Shoemaker, 8 Loop Drive, Hanover, Pa., 17331. The applicants were present requesting a variance to Section 203.3 (area and bulk) to construct a porch that encroaches into the front setback. The property is located in the R-15 zone.

Donna Scott motioned to deny the request, as it does not meet Section 502.3 (a) through (f). The motion carried on a vote of

three to two, Timothy Dunn and David Spector dissenting. The application for variance was denied.

Case Z06-21 - David and Jennie Spector, 700 Wilson Avenue, Hanover, Pa., 17331. The applicant was present requesting a variance to Section 209.3 (area and bulk) and Section 612 (Expansion of Nonconformity) to construct a garage that encroaches into the setbacks and the expansion exceeds maximum area of nonconformity. The property is located in the Industrial Zone.

(David Spector stepped down from the Board to present his request.)

Frederick Stine made a request that the Board make a determination that Mr. Spector's application come under Section 407.3 of the Code, which is replacement of a structure, rather than Section 407.2, expansion and alteration. Donna Scott seconded the motion and it was passed unanimously.

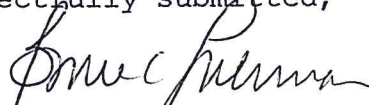
David Spector then verbally amended his application to request a special exception to Section 407.3. Frederick Stine motioned to accept the verbal amendment, seconded by Donna Scott and approved unanimously.

Frederick Stine motioned to approve the special exception under Section 407.3, replacements, and referencing as well Section 643 of the code, moving to grant the special exception under 503.3 (a) through (e). Donna Scott seconded the motion, and it was approved unanimously, four to zero vote.

Donna Scott motioned to adjourn the proceedings, seconded by Frederick Stine, and approved unanimously.

(The proceedings were adjourned at 8:03 p.m.)

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Bonnie C. Fuhrman".

Bonnie C. Fuhrman, Court Reporter

PENN TOWNSHIP
ZONING HEARING BOARD
TUESDAY, OCTOBER 10, 2006
7:00 P.M.

The Penn Township Zoning Hearing Board met on Tuesday, October 10, 2006, to hear one request. Roll call was taken and the following members were present: Timothy Dunn, Chairman; Michael Brown, Member; Frederick Stine, Member. David Spector and Donna Scott were absent with notice. Also present were John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board; and John C. Menges, Penn Township Zoning Officer.

John Menges was duly sworn and testified that the property was properly posted and the legal notices were properly published.

Michael Brown motioned to accept the September 2006 Minutes as submitted; seconded by Frederick Stine and approved unanimously, three to zero.

Case Z06-22 - Coombs Sasse Realty, 115 Ann Street, Hanover, Pa., 17331. Rich Sasse was present requesting a variance to Section 202.2 (use regulations) to expand parking area for a commercial business on a residential zoned property. The property is located in the R-8 zone.

Frederick Stine motioned to approve the request to expand a parking lot by eight additional spaces under Plan B as presented to the Board, that it meets the standards of Section 502.3 (a) through (f). Michael Brown seconded the motion, and the motion carried

unanimously, by a three to zero vote.

Frederick Stine motioned to adjourn the proceedings,
seconded by Michael Brown, and approved unanimously.

(The proceedings were concluded at 8:17 p.m.)

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Bonnie C. Fuhrman".

Bonnie C. Fuhrman, Court Reporter

PENN TOWNSHIP
ZONING HEARING BOARD
TUESDAY, DECEMBER 12, 2006
7:00 P.M.

The Penn Township Zoning Hearing Board met on Tuesday, December 12, 2006, to hear one request. Roll call was taken and the following members were present: Timothy Dunn, Chairman; Michael Brown, Member; David Spector, Member; and Frederick Stine, Member. Donna Scott was absent without notice. Also present were John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board; and John C. Menges, II, Penn Township Zoning Officer.

John Menges was duly sworn and testified that the property was properly posted and the legal notices were properly published.

Ferderick Stine motioned to accept the October 2006 Minutes as submitted (there was no November meeting); Michael Brown seconded the motion and the Minutes were approved with a three to zero vote, Mr. Spector abstaining from voting because of his absence in October.

Case Z06-23 - Bruce L. Martin, 824 McAllister Street, Hanover, Pa., 17331. The applicant was present requesting a variance to Section 202.2 (use by right) to operate a wood shop out of the garage. The property is located in the R-8 zone.

Frederick Stine's motion is in reference to the definition of a no-impact home-based business on Page DEF-42 of the ordinance. He then listed some restrictions in the definition: That his request be confined to a wood shop only use; that there be no expansion on

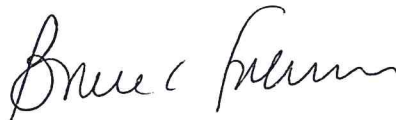
the property; and specifically addressed Sentence #5 dealing with equipment, noise, vibration, etc., which would be that they can have no use of that equipment which is confined to wood preparation only, outside the hours of 8:30 a.m. to 5:00 p.m., Monday through Saturday; and in Sentence #7, the activity may be within the entire building, as defined in Exhibit C, which was presented tonight. And the applicant should be in compliance with the rest of the definition, also. Also included in the motion is that the applicant has met the requirements of a variance in 502.3 (a) through (f).

Frederick Stine gave notice that he would not be here January and February of 2007.

Frederick Stine motioned to adjourn the meeting, seconded by David Spector, and approved unanimously.

(The proceedings were adjourned at 7:32 p.m.)

Respectfully submitted,



Bonnie C. Fuhrman, Court Reporter