

Penn Township Zoning Hearing Board

Minutes for Tuesday, January 11, 2011

The Penn Township Zoning Hearing Board met on Tuesday, January 11, 2011, at 7:00 p.m. to hear one request and 2011 reorganization of the Board.

The meeting was called to order and roll call was taken and members present were as follows: Michael Brown, Chairman; Joseph Klunk, Vice Chairman; and Frederick Stine, Member; and Gary LeFevre, Member. John Beil is absent without notice. Also present was John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board; and Kristina Rodgers, Acting Zoning Officer.

Joseph Klunk made a motion to nominate Michael Brown as Chairman. The motion was second by Frederick Stine and passed unanimously. Joseph Klunk made a motion to nominated Frederick Stine as Vice Chairman. The motion was second by Gary LeFevre and passed unanimously.

All properties were properly advertised and posted and all legal notices properly published. Frederick Stine made a motion to approve the Minutes from December 14, 2010 with the additional language John Beil was absent without notice and Gary LeFevre was absent with notice. The motion was second by Gary LeFevre and approved unanimously.

Z10-17 – WRD Hanover, LP, 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.

Frederick Stine made a motion to approve the special exception as it meets the standards for Section 503.3 (a) through (e) and also under 634. The motion was second by Joseph Klunk and passed unanimously.

The meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

Christine M. Myers
Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, February 8, 2011

The Penn Township Zoning Hearing Board met on Tuesday, February 8, 2011, 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: Michael Brown, Chairman; Frederick Stine, Vice Chairman; and Joseph Klunk, Member; and Gary LeFevre, Member. Also present was John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Joseph Klunk made a motion to approve the Minutes from January 11, 2011. The motion was second by Frederick Stine and approved unanimously.

Z10-16 – Hanover Wesleyan Church, 200 South Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 204.2 (Uses by

Special Exception) in order to operate a church day care. The property is located at Lot 125 Hickory Lane in the R-22 zone.

Frederick Stine made a motion to grant a 30-day extension with the amendment this would be the last extension granted. The motion was seconded by Michael Brown and passed unanimously.

Z11-01 Karyn Brashears, Mike & Josh Brashears, 6 Loop Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.2 (Use) in order to raise & house racing & show pigeons. The property is located at 6 Loop Drive in the R-15 zone.

Frederick Stine made a motion to approve the variance as it meets the standards for 502.3 (a) through (f) with the limitation of 22 birds, the coupe to be properly maintained, and no nuisance complaints are received by the Township. The motion was second by Joseph Klunk and approved unanimously.

Z11-02 – Walter Danner c/o David Danner, 600 Beck Mill Road, Hanover, PA 17331. 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.

Joseph Klunk made a motion to approve the variance as it meets the standards for 502.3 (a) through (f). The motion was second by Joseph Klunk and approved by a vote 3 to 1 with Frederick Stine dissenting.

Z11-03 – Hanover School District, c/o Gerald Funke, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. Applicant is 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. The property is located at 400 McAllister Street in the R-8 zone.

Joseph Klunk made a motion to approve the variance as it meets the standards set forth in Section 502.3 (a) through (f) and the standards for special exception set forth in Section 503.3 (a) through (e) with the additional provision that the facility would only be used for school related events confined to football, soccer, band and track. The motion was second by Frederick Stine and approved unanimously.

The meeting was adjourned at 9:15 p.m.

Respectfully Submitted,

Christine M. Myers

Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, February 8, 2011

The Penn Township Zoning Hearing Board met on Tuesday, February 8, 2011, 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: Michael Brown, Chairman; Frederick Stine, Vice Chairman; and Joseph Klunk, Member; and Gary LeFevre, Member. Also present was John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Joseph Klunk made a motion to approve the Minutes from January 11, 2011. The motion was second by Frederick Stine and approved unanimously.

Z10-16 – Hanover Wesleyan Church, 200 South Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 204.2 (Uses by Special Exception) in order to operate a church day care. The property is located at Lot 125 Hickory Lane in the R-22 zone.

Frederick Stine made a motion to grant a 30-day extension with the amendment this would be the last extension granted. The motion was seconded by

Michael Brown and passed unanimously.

Z11-01 Karyn Brashears, Mike & Josh Brashears, 6 Loop Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.2 (Use) in order to raise & house racing & show pigeons. The property is located at 6 Loop Drive in the R-15 zone.

Frederick Stine made a motion to approve the variance as it meets the standards for 502.3 (a) through (f) with the limitation of 22 birds, the coupe to be properly maintained, and no nuisance complaints are received by the Township. The motion was second by Joseph Klunk and approved unanimously.

Z11-02 – Walter Danner c/o David Danner, 600 Beck Mill Road, Hanover, PA 17331. 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.

Joseph Klunk made a motion to approve the variance as it meets the standards for 502.3 (a) through (f). The motion was second by Joseph Klunk and approved by a vote 3 to 1 with Frederick Stine dissenting.

Z11-03 – Hanover School District, c/o Gerald Funke, GHI Engineers & Surveyors, 213 Carlisle Street, Hanover, PA 17331. Applicant is 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. The property is located at 400 McAllister Street in the R-8 zone.

Joseph Klunk made a motion to approve the variance as it meets the standards set forth in Section 502.3 (a) through (f) and the standards for special exception set forth in Section 503.3 (a) through (e) with the additional provision that the facility would only be used for school related events confined to football, soccer, band and track. The motion was second by Frederick Stine and approved unanimously.

The meeting was adjourned at 9:15 p.m.

Respectfully Submitted,

Christine M. Myers

Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, March 8, 2011

The Penn Township Zoning Hearing Board met on Tuesday, March 8, 2011, 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: Michael Brown, Chairman; Frederick Stine, Vice Chairman; and Joseph Klunk, Member; and Gary LeFevre, Member. John Beil was not present without notice. Also present was John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board; and Kristina Rodgers, Acting Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Joseph Klunk made a motion to correct the Board Member who second the motion in Case No. Z11-02 and then approve the Minutes from February 8, 2011. The motion was second by Frederick Stine and approved unanimously.

Z10-16 – Hanover Wesleyan Church, 200 South Street,

Hanover, PA 17331. Applicant is requesting a special exception to Section 204.2 (Uses by Special Exception) in order to operate a church day care. The property is located at Lot 125 Hickory Lane in the R-22 zone.

Frederick Stine made a motion to grant the special exception in that it meets the requirements of Section 503.3 (a) through (e) and the requirement under 607 will be limited under (d) to a total 27 students to accommodate 180 square feet playground area and further that Sections (a) and (b) cannot presently be met tonight due to the documentation by the Commonwealth of Pennsylvania. Once received that proof shall be exhibited to the zoning officer and at that point the zoning officer shall make sure that the Wesleyan Church complies with all of Section 607 (a) through (f). Joseph Klunk second the motion and it was approved unanimously.

The meeting was adjourned at 7:20 p.m.

Respectfully Submitted,

Christine M. Myers

Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, April 12, 2011

The Penn Township Zoning Hearing Board met on Tuesday, April 12, 2011, 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: Michael Brown, Chairman; Frederick Stine, Vice Chairman; and Joseph Klunk, Member; and Gary LeFevre, Member. John Beil was not present without notice. Also present was John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Gary LeFevre made a motion to approve the Minutes from March 8, 2011. The motion was second by Joseph Klunk and approved unanimously.

Z11-04 – Hickory Falls Family Entertainment Center, 110 Hickory Lane, Hanover, PA 17331. 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.

Frederick Stine made a motion to grant the special exception of Section 407.2 and 612 in that it meets the requirements of Section 503.3 (a) through (e). Gary LeFevre second the motion and it was approved unanimously.

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.

Joseph Klunk made a motion to grant the variance in that it meets the requirements of Section 502.3 (a) through (f) and for Section 612 in that it meets the requirements of Section 503.3 (a) through (e). Gary LeFevre second the motion and it was denied with a vote 2 to 2.

The meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Christine M. Myers

Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, June 14, 2011

The Penn Township Zoning Hearing Board met on Tuesday, June 14, 2011, 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: Michael Brown, Chairman; Frederick Stine, Vice Chairman; and Joseph Klunk, Member; Gary LeFevre, Member; and David Colgan, Member. Also present was John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Joseph Klunk made a motion to approve the Minutes from April 12, 2011. The motion was second by Gary LeFevre and approved unanimously.

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.

Frederick Stine made a motion to grant the request for variance in that it meets the requirements for Section 502.3 (a) through (f). Joseph Klunk second the motion and it was approved unanimously.

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.

Joseph Klunk made a motion to continue this case until next month. Frederick Stine second the motion and it was approved unanimously.

The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Christine M. Myers

Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, July 12, 2011

The Penn Township Zoning Hearing Board met on Tuesday, July 12, 2011, 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: Michael Brown, Chairman; Frederick Stine, Vice Chairman; and Joseph Klunk, Member; Gary LeFevre, Member; and David Colgan, Member. Also present was John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. David Colgan made a motion to approve the Minutes from June 14, 2011. The motion was second by Frederick Stine and approved unanimously.

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.

Gary LeFevre made a motion to grant the request for variance with a 15 foot rear setback in that it meets the requirements for Section 502.3 (a) through (f). Joseph Klunk second the motion and it was approved unanimously.

Z11-08 – Jodi Utz, 705 Frederick Street, Hanover, PA 17331. 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 feet. The property is located at 705 Frederick Street in the H/B zone.

Frederick Stine made a motion to grant the request for variance as per Exhibit B the fencing will be see through and maximum four feet in height in that it meets the requirements for Section 502.3 (a) through (f). Joseph Klunk second the motion and it was approved unanimously.

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.

Frederick Stine made a motion to deny the request for variance in that it does not meet the requirements for Section 502.3 (a) through (f). Gary LeFevre second the motion and it was carried by a 4 to 1 vote.

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

Respectfully Submitted,

Christine M. Myers

Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, August 9, 2011

The Penn Township Zoning Hearing Board met on Tuesday, August 9, 2011, 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: Michael Brown, Chairman; Frederick Stine, Vice Chairman; and Joseph Klunk, Member; Gary LeFevre, Member; and David Colgan, Member. Also present was Charles A. Rausch, Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Frederick Stine made a motion to approve the Minutes from July 12, 2011. The motion was second by Gary LeFevre and approved unanimously.

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.

Frederick Stine made a motion to approve the variance as it meets the standards for 502.3 (a) through (f). The motion was second by Joseph Klunk and approved unanimously.

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

Respectfully Submitted,

Christine M. Myers

Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, September 13, 2011

The Penn Township Zoning Hearing Board met on Tuesday, September 13, 2011, 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: Michael Brown, Chairman; Frederick Stine, Vice Chairman; and Joseph Klunk, Member; Gary LeFevre, Member; and David Colgan, Member. Also present was John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Joseph Klunk made a motion to approve the Minutes from August 9, 2011. The motion was second by David Colgan and approved unanimously.

Z11-11 – York Beverage, Inc., 891 York Street, Hanover, PA 17331. Applicant is requesting a variance to Section 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.

Joseph Klunk made a motion to approve the request for

variance in that it meets the requirements for Section 502.3 (a) through (f) and approve the request for special exception in that it meets the requirements for Section 503.3 (a) through (e). Gary LeFevre second the motion and it was approved unanimously.

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.

David Colgan made a motion to grant the request for variance in that it meets the requirements for Section 502.3 (a) through (f). Joseph Klunk second the motion and it was approved unanimously.

The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

Christine M. Myers

Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, October 11, 2011

The Penn Township Zoning Hearing Board met on Tuesday, October 11, 2011, 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: Frederick Stine, Vice Chairman; and Joseph Klunk, Member; Gary LeFevre, Member; and David Colgan, Member. Michael Brown, Chairman, was absent with notice. Also present was John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. David Colgan made a motion to approve the Minutes from September 13, 2011. The motion was second by Gary LeFevre and approved unanimously.

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.

Joseph Klunk made a motion to approve the request for variance in that it meets the requirements for Section 502.3 (a) through (f) and approve the request for special exception in that it meets the requirements for Section 503.3 (a) through (e). David Colgan second the motion and it was approved unanimously.

The meeting was adjourned at 7:40 p.m.

Respectfully Submitted,

Christine M. Myers

Court Reporter