Penn Township Zoning Hearing Board

 Minutes for Tuesday, December 10, 2024

                     The Penn Township Zoning Hearing Board met Tuesday, December 10, 2024, 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:  Troy Thomason, Vice Chairman; Mary Welsh, Member; and Donna Leone, member. David Baker, Chairman, was absent with notice. Charles A. Rausch, Esquire, solicitor to the Zoning Hearing Board; and Beth LeFevre, Zoning Officer, were present.

All properties were properly advertised and posted, and all legal notices properly published. Donna Leone made a motion to approve the Minutes from August 13, 2024. The motion was second by Mary Welsh and approved unanimously. Motion to approve/disapprove the Minutes from September 10, 2024, and November 12, 2024, were stayed until next hearing.

Donna Leone made a motion to approve MPL Law Firm, Charles A. Rausch, as solicitor to the Zoning Hearing Board. The motion was second by Mary Welsh and passed unanimously.

ZHB24-21 – **Freiert, Cristianne & Joseph,** 168 Windsor Court, Hanover, PA 17331. The Applicant is requesting a variance to Section 202 (R-8 Urban Residential Zone) and a special exception to Section 201.2 / 322 (Uses Not Provided For) in order to have a short-term rental. The property is located 215 Westminster Avenue, Hanover, PA 17331 in the R-8 Zone.

Mary Welsh made a motion to approve the special exception as it is similar to other special exceptions in the R-8 zone and meets the standards for Section 503 with two conditions. One, the house rules must be made available when a rental is being offered; two, that the owner can be the only leasing agent and property manager. Troy Thomason second the motion and it was approved unanimously.

ZHB24-22 – **Snyder’s-Lance, Inc.,** One Campbell Place, Camden, NJ 08103. The Applicant is requesting a variance to Section 203.2 (R-15 Zone Use Regulations) and 209.2 (Industrial Zone Use Regulations) and to appeal a notice of violation from the Zoning Officer in order to allow sheep on the property for maintenance purposes. The property is located 1401 York Street, Hanover, PA 17331 in the R-15 and I Zones.

Donna Leone made a motion to grant the appeal based on the notice of violation on the basis of the use of sheep for the maintenance use and an accessory use to the primary use, which is the solar array field, provided that the sheep maintenance are on the field a maximum of three times per year, a maximum of a two-week period, and with notice to the township at the time. Mary Welsh second the motion and it was approved unanimously.

ZHB24-24 – **Silbaugh Investors LP #5 represented by Barley Snyder.,** 126 East King Street, Lancaster, Pa 17602. The Applicant is requesting a variance to Section 207.2 (Use Regulations) and 612(b) (Expansion of Nonconformity) and a special exception under Section 612 (Expansion of Nonconformity) and Section 407.2 (Expansion and Alteration) in order to utilize the existing space as a warehouse. The property is located 1649 Broadway, Hanover, PA 17331 in the S/C Zone

Donna Leone made a motion to approve the special exception expansion of the site with two conditions. One, no outdoor storage; two, no tractor trailers loading or unloading, meaning pickups or deliveries between 11:00 p.m. and 4:00 a.m. Also, grant the variance for the site to extend the 35 percent maximum to allow the warehouse use inside since it’s all an interior expansion. Mary Welsh second the motion and it was approved unanimously.

The meeting was adjourned at 9:55 p.m.

                                                  Respectfully Submitted,

                                                  Christine Myers, RPR