

Penn Township Zoning Hearing Board

Minutes for Tuesday, January 14, 2025

The Penn Township Zoning Hearing Board met Tuesday, January 14, 2025, 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 Baker, Chairman; Troy Thomason, Vice Chairman; Mary Welsh, Member; and Donna Leone, member; and Dennis Penn, member. Charles A. Rausch, Esquire, solicitor to the Zoning Hearing Board; and Beth LeFevre, Zoning Officer, were present.

Mary Welsh made a motion nominating Troy Thomason as Vice Chairman. The motion was second by Donna Leone and approved unanimously. Troy Thomason made a motion nominating David Baker as Chairman. The motion was second by Mary Welsh and passed unanimously.

All properties were properly advertised and posted, and all legal notices properly published. David Baker indicated since there are no changes to the Minutes from September 10, 2024; November 12, 2024; and December 10, 2024, they will stand approved as written.

ZHB24-24 – Luckenbaugh, Steven D. & Melissa S., 700 Wilson Avenue, Hanover, PA 17331. The Applicant is requesting a special

exception to Section 407.2 (Expansion and Alteration) in order to adjust the property boundary between two parcels through an add-on subdivision to modify a nonconforming existing lot. The property is located at 700 Wilson Avenue, Hanover, PA 17331 in the I Zone.

Troy Thomason made a motion to approve the special exception as it meets the standards in Section 612. Mary Welsh second the motion and it was approved unanimously.

ZHB24-25 – **CM Cooper Properties, LLC**, 1655 High Point Lane, Spring Grove, PA 17362. The Applicant is requesting a special exception to Section 202.2 (Use Regulations) in order to construct a single-family attached dwelling. The property is located 597 McAllister Street, Hanover, PA 17331 in the R-8 Zone.

Donna Leone made a motion to approve the special exception under the condition that they conform to Article 6, Section 640 (a) through (g) and Article 5, Section 503.3 (a) through (e). Troy Thomason second the motion and it was approved unanimously.

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

Respectfully Submitted,

Christine Myers, RPR