PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, August 8, 2023 @ 7:00 P.M.

1. Call to order-Roll Call

2. Pledge of Allegiance to the Flag

3. Review and approve/disapprove July 11, 2023

4. Review and approve/disapprove the following zoning appeals:

   ZHB23-14- Brown, Robert & Melinda, 33 Center Street, Hanover, PA 17331. The applicant is requesting a special exception under Section 206.2 (A/O – Apartment and/or Office Zone, Use Regulations) in order to operate a family day care in the home. The property is located at 33 Center Street, Hanover, PA 17331 in the A-O zone.

Penn Township Zoning Hearing Board

Minutes for Tuesday, September 12, 2023

The Penn Township Zoning Hearing Board met Tuesday, September 12, 2023, at 7:00 p.m. to hear five requests.

The meeting was called to order and roll call was taken and members present were as follows: Ronald Fanelli, Chairman; William Gill, Vice Chairman; Troy Thomason, Member; Mary Welsh, Member; and David Baker, member. Also present was John Elliott, Esquire, solicitor to the Zoning Hearing Board for case ZHB23-02; Charles Rausch, Esquire, solicitor to the Zoning Hearing Board for the remainder of the cases; and Robert Smith, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. William Gill made a motion to approve the Minutes from August 8, 2023. The motion was second by David Baker and approved unanimously.

ZHB23-02 – Jackson Investment Properties, LLC C/O John L. Senft, Esquire, 150 Farm Lane, Suite 100, York, PA 17402. Applicant is requesting interpretation of 407.1 (Continuance) regarding two lots identified as one parcel. The property is located at 786 and 788 Baltimore Street, Hanover, PA 17331 in the

HB zone.

William Gill made a motion to interpret the use of the properties at 786 and 788 as a continuance of a nonconformity under Section 407.1. David Baker second the motion and it was approved unanimously.

ZHB23-14 – Brown, Robert & Melinda, 33 Center Street, Hanover, PA 17331. Applicant is requesting a special exception under Section 206.2 (A/O-Apartment and/or Office Zone, Use Regulations) in order to operate a family daycare in the home. The property is located at 33 Center Street, Hanover, PA 17331 in the A-O zone.

David Baker made a motion to approve the Applicant's request in that it meets the standards set forth in Section 503.3 a) through e) and subsection 616, which defines group daycare, with the condition once the Applicant receives their license from the state, they will present a copy to the township within 30 days; and also, a maximum of 12 children. William Gill second the motion and it was approved by a vote 4 to 1 with Ronald Fanelli dissenting.

ZHB23-15 – Hanover Land Services (Representing Maitland Investment Corporation), PO Box 471, Hanover, PA 17331. Applicant is requesting a special exception under Section 407.2 a) b) (Expansion and Alteration) in order to alter a golf course to create five lots. The property is located at 630 Westminster

Avenue, Hanover, PA 17331 in the R-15 zone.

Mary Welsh made a motion to approve the Applicant's request in that it meets the standards set forth in Section 503.3 a) through e). William Gill second the motion and it was approved unanimously.

ZHB23-16 – Shaw, Derek & Rebekah, 14 Amanda Avenue, Hanover, PA 17331. Applicant is requesting a variance under Section 300.7 (Decks) in order to construct a deck which does not meet setback requirements. The property is located at 14 Amanda Avenue, Hanover, PA 17331 in the R-15 zone.

David Baker made a motion to approve the Applicant's request in that it meets the standards set forth in Section 502.3 a) through f). Mary Welsh second the motion and it was approved by a vote of 4 to 1 with William Gill dissenting.

ZHB23-18 – Stultz, Evan, Olympus Machining LLC, 639 Frederick Street, Suite 1, Hanover, PA 17331. Applicant is requesting a special exception under Section 407.3 (Replacement) in order to convert a pretzel manufacturer into a machine shop. The property is located at 639 Frederick Street, Suite 1, Hanover, PA 17331 in the HB zone.

Mary Welsh made a motion to approve the Applicant's request in that it meets the standards set forth in Section 503.3 a) through e) and 634. David

Baker second the motion and it was approved by a vote of 4 to 1 with William Gill dissenting.

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

Respectfully Submitted,

Christine Myers, RPR

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, November 14, 2023 @ 7:00 P.M.

1. Call to order-Roll Call

2. Pledge of Allegiance to the Flag

3. Review and approve/disapprove September 12, 2023

4. Review and approve/disapprove the following zoning appeals:

   ZHB23-19- Brenneman, Brian & Sandy, 15 Ann Street, Hanover, PA 17331. The applicant is requesting a special exception under Section 407.2 (Expansion and alteration) and a variance to Section 612 G (Dimensional Nonconformities) in order to build an addition to an existing garage which does not meet the side setback requirements. The property is located at 15 Ann Street, Hanover, PA 17331 in the R-8 zone.

5. Discuss 2024 Engagement Letter from MPL Law Firm requesting to have Attorney Ryan Pallone serve as the ZHB Solicitor for 2024

PENN TOWNSHIP ZONING HEARING BOARD

AGENDA

TUESDAY, December 12, 2023 @ 7:00 P.M.

1. Call to order-Roll Call

2. Pledge of Allegiance to the Flag

3. Review and approve/disapprove November 14, 2023

4. Review and approve/disapprove the following zoning appeals:

   ZHB23-20- Dylan Ellicott, 324 2nd Avenue, Hanover, PA 17331. The applicant is requesting a special exception to Section 407.3A (Replacement) in order to convert an existing welding and fabrication shop into a cabinet shop. The property is located at 636 Frederick Street, Hanover, PA 17331 in the HB zone and R-8 zone.