

Penn Township Zoning Hearing Board

Minutes for Tuesday, June 10, 2025

The Penn Township Zoning Hearing Board met Tuesday, June 10, 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: Troy Thomason, Vice Chairman; Mary Welsh, Member; and Donna Leone, member. David Baker, Chairman, was absent with notice. Eric Holey, 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. Mary Welsh made a motion to approve the March 11, 2025, Minutes. Donna Leone second the motion and it was approved unanimously.

ZHB23-21 – **Homewood at Hanover, PA, Inc.**, 1425 Westminster Avenue, Hanover, PA 17331. The Applicant is requesting an extension under Sections 502.1 (Filing of Variance) and 503.4 (Additional Conditions) to a previously approved request for a variance to Sections 203.3 and 204.3 to exceed the maximum allowable building height; and a special exception to Sections 203.2 and 625 to allow the use of retirement village on Lot 44-CD-76A (770 Frederick Street) and Lot 08L-15-0052-000 (Hanover Pike). The properties are located at 425

Westminster Avenue and 770 Frederick Street, Hanover, PA 17331 in the Highway Business zone, R-15 zone, and R-22 zone.

Donna Leone made a motion to approve the extension to include Applicant's Exhibit A, In The Court of Common Pleas, York County, Pennsylvania, Civil Division, Praecipe to Settle, Satisfy, and Discontinue Case Judgement and/or Lien with Prejudice, to show documented date of February 25, 2025, to clarify that the extension will go through year February 25, 2027. Mary Welsh second the motion and it was approved unanimously.

ZHB25-04 – **St. Joseph's Church**, 5125 Grandview Road, Hanover, PA 17331. The Applicant is requesting a special exception to Section 407.2a (Expansion and Alteration) in order to expand an existing nonconforming use to construct additional classrooms. The property is located at 5125 Grandview Road, Hanover, PA 17331 in the R-22 zone.

Donna Leone made a motion to approve the Applicant's request in that it meets all the criteria in Article 6, Section 612 and also takes into consideration the voices of the adjacent residents for additional landscaping buffer during the planning meetings. Mary Welsh second the motion and it was approved unanimously.

The meeting was adjourned at 8:10 p.m.

Respectfully Submitted,

Christine Myers, RPR