

Penn Township Zoning Hearing Board

Minutes for Tuesday, December 9, 2025

The Penn Township Hearing Board met Tuesday, December 9, 2025, 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: David Baker, Chairman; Troy Thomason, Vice Chairman; Mary Welsh, Member; and Donna Leone, member. Eric W. 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 November 11, 2025, Minutes. Donna Leone second the motion and it was approved unanimously.

ZHB25-08 – Rodgers, Daniel, 7978 Woodland Drive, Hanover, PA 17331. The Applicant is requesting a special exception to Section 203.2 (Use Regulations) and Section 311 (Street Access) in order to construct a single-family dwelling with in-law quarters on a lot that does not directly abut a public Street. The property is located at Beck Mill Road, Hanover, PA 17331 in the R-15 zone.

The Zoning Hearing Board granted a continuance until January 13, 2026, to reconvene with Mr. Rodgers to bring a signed, notarized and recorded

driveway maintenance agreement with adjoining property owners along the right-of-way that allows access to the landlocked property, as well as covers the maintenance for the driveway going back to the landlocked property.

ZHB25-11 – **Rodgers, Daniel**, 7978 Woodland Drive, Hanover, PA 17331. The Applicant is requesting a variance to Section 311 (Street Access) in order to utilize an undedicated street that does not meet the fifty (50) foot minimum right of-way requirement for access in order to construct a single-family dwelling. The property is located at Beck Mill Road, Hanover, PA 17331 in the R-15 zone.

The Zoning Hearing Board will also treat this application as a continuance until January 13, 2026, and will reconvene with Mr. Rodgers to cover both the special exception as well as the variance.

ZHB25-10 – Sabol, James, 1520 Maple Lane, Hanover, PA 17331. The Applicant is requesting a variance to Section 300.3 (Fences) in order to construct a fence in the front yard area that exceeds the maximum three (3) foot height. The property is located at 1520 Maple Lane in the R-15 zone.

Troy Thomason made a motion to approve the variance as it meets the standards in Section 502.3 with the condition that it has to be moved to the setback line for the side yard that is facing Ripple Drive. Mary Welsh second the motion and it was approved by a vote 3 to 1 with Donna Leone dissenting.

The meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Christine Myers, RPR