

Penn Township Zoning Hearing Board

Minutes for Tuesday, January 13, 2026

The Penn Township Hearing Board met Tuesday, January 13, 2026, 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: David Baker, Chairman; Troy Thomason, Vice Chairman; Mary Welsh, Member; Donna Leone, Member; and Ronald Fanelli, Member. Eric W. Holey, Esquire, solicitor to the Zoning Hearing Board; and Beth LeFevre, Zoning Officer, were present.

Mary Welsh made a motion nominating Troy Thomason as Chairman. The motion was second by David Baker and approved unanimously. Donna Leone made a motion nominating David Baker as Vice Chairman. The motion was second by Troy Thomason and approved unanimously. Ronald Fanelli made a motion to continue to have the law firm MPL to continue as solicitor for the Zoning Hearing Board for the year 2026. The motion was second by David Baker and approved unanimously.

All properties were properly advertised and posted, and all legal notices properly published. Ronald Fanelli made a motion where he previously sent an email to correct the date on Line 1 of Page 1 and I also had a question for counsel,

since the first case I wasn't here in December, but since the first case ZHB 25-08, the reference there is to the old zoning ordinance, which I realize is the correct reference, but there should be some notation so somebody reading the Minutes further down the line knows that that section number has changed for the December 9, 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.

David Baker made a motion to approve the special exception with the understanding that the access statement will be added to the maintenance agreement. Mary Welsh second the motion and it was approved by a vote 4 to 1 with Ronald Fanelli dissenting.

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.

David Baker made a motion to approve the variance with the understanding that the access statement will be added to the maintenance agreement. Donna Leone second the motion and it was approved by a vote 4 to 1 with Ronald Fanelli dissenting.

ZHB25-12 – **CAC Property LLC**, 1035 High Street, Hanover, PA 17331. The Applicant is requesting a special exception to Section 406.2 (Expansion and Alteration) in order to expand an existing non-conforming use. The property is located at 1035 High Street in the Shopping/Commercial Zone.

Ronald Fanelli made a motion to approve the special exception as it meets the standards in Section 503.3 A, B and C, as well as Section 406.2 and 639. David Baker second the motion and it was approved unanimously.

ZHB25-13 – **Bon-Ton Builders Inc.**, 1060 Baltimore Street, Hanover, PA 17331. The Applicant is requesting a special exception to Section 406.2 (Expansion and Alteration) and a variance to 209.3 (Area and Bulk Regulations) and 639G (Expansion and Alteration of a Nonconformity) in order to expand an existing non-conforming structure into the front setback. The property is located at 1060 Baltimore Street in the Shopping/Commercial Zone.

Donna Leone made a motion to approve the special exception as

it meets the standards in Section 503.3. Mary Welsh second the motion and it was approved unanimously.

Donna Leone made a motion to approve the variance as it meets the standards in Section 502.3. David Baker second the motion and it was approved unanimously.

ZHB25-14 – Trujillo, Kristina, 5144 Grandview Road, Hanover, PA 17331. The Applicant is requesting a special exception to Section 317 (Uses Not Provided For) in order to operate an in-home sewing class. The property is located at 5144 Grandview Road in the R-22 Zone.

Ronald Fanelli made a motion to approve the special exception as it meets the standards in Section 503.3 A, B and C with the condition the number of students not to exceed 5 at any one time, that the room that the sewing class takes place in, the window covers remain in the ones you have there or something comparable and limit the hours of instruction to Monday through Friday from 9:00 a.m. to 6:00 p.m. David Baker second the motion and it was approved unanimously.

The meeting adjourned at 9:25 p.m.

Respectfully Submitted,

Christine Myers, RPR