

PENN TOWNSHIP PLANNING COMMISSION AGENDA
JUNE 3, 2021 @ 7:00 pm

1. Call to order
2. Roll Call
3. Review and approve/disapprove May 6, 2021 minutes.
4. Review and make a recommendation to the Zoning Hearing Board on the following zoning appeals:

ZHB21-05 Wesley Sensenig, 6999 Cannery Road, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk Regulations) to convert a building to a single-family semi-detached dwelling that does not meet minimum setback requirements. The property is located at 10 Westminster Avenue in the R-8 zone.
Tabled until the next Zoning Hearing Board meeting in June. This was to allow the Planning Commission at their request to review the case and make a recommendation without exceeding the 60 days hearing requirement.

ZHB21-011 Douglas B. Klunk, 45 Northview Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 300.9 (Utility sheds/gazebos) in order to put a second utility shed on the rear of the property. The property is located at 45 Northview Drive in the R-15 zone. **The applicant requested to table until Zoning Hearing Board meeting in July.**

ZHB21-012 John T. & Darlene L. Ruhlman, 8017 Gnatstown Road, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk Regulations), 303.1 (Off Street Parking), Section 303.2 (Parking Space Dimensions) in order to create Residential lots that do not comply with the current standards set forth in these sections of the zoning ordinance. The property is located at 1593 Baer Avenue in the R-8 zone.

ZHB21-013 Connie McNeil, 1112 Cobblestone Court, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk Regulations) to construct a garage that encroaches into the side setback regulations. The property is located at 1112 Cobblestone Court in the R-15 zone.

5. Review and make recommendations on waiver and exoneration requests: **NONE**
6. Review and make recommendations on pending subdivision/land development plan (see attached listing)
7. Public comments
8. Adjournment