Penn Township Zoning Hearing Board

 Minutes for Tuesday, October 13, 2020

                     The Penn Township Zoning Hearing Board met by Zoom on Tuesday, October 13, 2020, 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:  William Woodward, Chairman; William Gill, Vice Chairman; Pamela Berlingo, Member; Larry Smith, Member; and Ronald Fanelli, member. Also present was Shane Rohrbaugh, Esquire, solicitor to the Zoning Hearing Board; and Robert Smith, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published, including the Zoom notice and link posted on the Penn Township website. Pamela Berlingo made a motion to approve the Minutes from September 8, 2020. The motion was second by William Gill and approved unanimously.

ZHB20-12 – Hanover Foods Corp., c/o James Osborn, 1486 York Street, Hanover, PA 17331. Applicant is requesting a variance to Section 209.3 (Area and Bulk) in order to construct an industrial freezer that exceeds the maximum height. The property is located at 1175 Wilson Avenue in the Industrial zone.

Larry Smith made a motion to grant the requested continuance until November. Ronald Fanelli second the motion and it was approved unanimously.

ZHB20-13 – Bell Plus Development, 160 South George Street, York, PA 17401. Applicant is requesting a special exception to Section 322 (Uses Not Provided For) in order to operate a day programming facility. The property is located at 460 Clover Lane in the R-15 zone.

Larry Smith made a motion to grant the special exception to Section 322 (Uses Not Provided For) as being similar to medical clinics and facilities on the condition that they submit an annual report of state inspection to the zoning officer and that they submit also the fire chief's inspection report to the zoning officer. Pamela Berlingo second the motion and it was approved by a vote 4-1 with William Gill dissenting.

ZHB20-14 – Bealing Roofing & Exteriors, Inc., c/o Andy Bealing 440 Black Rock Road, Hanover, PA 17331. Applicant is requesting a variance to Section 209.3 (Area and Bulk) in order to construct a roofing warehouse that does not meet the minimum setback regulations. The property is located at 25 Spring Garden Street in the Industrial zone.

Larry Smith made a motion to grant the variance to Section 209.3 (Uses Not Provided For) and 502.3 Standards for a Variance in order to construct a roofing warehouse that does not meet the minimum setback regulations. Pam Berlingo second the motion and it was approved by a vote 4-1 with William Gill dissenting.

The meeting was adjourned at 8:00 p.m.

                                                  Respectfully Submitted,

                                                  Christine Myers, RPR