

Penn Township Zoning Hearing Board

Minutes for Tuesday, May 11, 2010

The Penn Township Zoning Hearing Board met on Tuesday, May 11, 2010, at 7:00 p.m. to hear three requests and reorganization of the Board was conducted.

Joseph Klunk made a motion to nominate Michael Brown Chairman. The motion was second by Frederick Stine and passed unanimously. Michael Brown made a motion to nominated Joseph Klunk as Vice Chairman. The motion was second by Frederick Stine and passed unanimously.

The meeting was called to order and roll call was taken and members present were as follows: Michael Brown, Chairman; Joseph Klunk, Vice Chairman; and Frederick Stine, Member; and John Beil, Member; Gary Lefever, Member. Also present was John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Joseph Klunk made a motion to approve the Minutes from December 8, 2009. The motion was second by Frederick Stine and approved unanimously.

Michael Brown made a motion to grant the Applicant's request for a continuance until June 8, 2010. The motion was second by John Beil and approved unanimously.

The meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Christine M. Myers  
Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, June 8, 2010

The Penn Township Zoning Hearing Board met on Tuesday, June 8, 2010, 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: Michael Brown, Chairman; Joseph Klunk, Vice Chairman; and Frederick Stine, Member; and Gary Lefever, Member. John Beil was not present. Also present was John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Frederick Stine made a motion to approve the Minutes from May 11, 2010. The motion was second by Joseph Klunk and approved unanimously.

Z10-04 – Eric and Erica Immler, 423 South High Street, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a storage building that encroaches into the side setbacks. The property is located at 423 South High Street in the R-8 zone.

Frederick Stine made a motion to approve the Applicant's request in that it does meet the requirements under Section 502.3 (a) through (f) . The motion was

second by Gary Lefefer and passed by a 3 to 1 vote with Joseph Klunk dissenting.

Z10-05 – Chad Anthony Hoffheins, 108 Lion Drive, York, PA

17404. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct an addition that encroaches into the rear setbacks. The property is located at 108 Lion Drive in the R-8 zone.

Joseph Klunk made a motion to grant the Applicant's request in that it meets the requirements under Section 502.3 (a) through (f) . The motion was second by Gary Lefefer and denied by a 2-2 vote with Frederick Stine and Michael Brown dissenting.

The meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

Christine M. Myers  
Court Reporter

Penn Township Zoning Hearing Board

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Joseph Klunk made a motion to nominate Michael Brown Chairman. The motion was second by Frederick Stine and passed unanimously. Michael Brown made a motion to nominated Joseph Klunk as Vice Chairman. The motion was second by Frederick Stine and passed unanimously.

The meeting was called to order and roll call was taken and members present were as follows: Michael Brown, Chairman; Joseph Klunk, Vice Chairman; and Frederick Stine, Member; and John Beil, Member; Gary Lefever, Member. Also present was John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Joseph Klunk made a motion to approve the Minutes from December 8, 2009. The motion was second by Frederick Stine and approved unanimously.

Michael Brown made a motion to grant the Applicant's request for a continuance until June 8, 2010. The motion was second by John Beil and approved unanimously.

The meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Christine M. Myers  
Court Reporter

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The meeting was called to order and roll call was taken and members present were as follows: Michael Brown, Chairman; Joseph Klunk, Vice Chairman; and Frederick Stine, Member; and Gary Lefever, Member. John Beil was not present. Also present was John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Frederick Stine made a motion to approve the Minutes from May 11, 2010. The motion was second by Joseph Klunk and approved unanimously.

Z10-04 – Eric and Erica Immler, 423 South High Street, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a storage building that encroaches into the side setbacks. The property is located at 423 South High Street in the R-8 zone.

Frederick Stine made a motion to approve the Applicant's request in that it does meet the requirements under Section 502.3 (a) through (f) . The motion was

second by Gary Lefefer and passed by a 3 to 1 vote with Joseph Klunk dissenting.

Z10-05 – Chad Anthony Hoffheins, 108 Lion Drive, York, PA

17404. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct an addition that encroaches into the rear setbacks. The property is located at 108 Lion Drive in the R-8 zone.

Joseph Klunk made a motion to grant the Applicant's request in that it meets the requirements under Section 502.3 (a) through (f) . The motion was second by Gary Lefefer and denied by a 2-2 vote with Frederick Stine and Michael Brown dissenting.

The meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

Christine M. Myers  
Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, July 13, 2010

The Penn Township Zoning Hearing Board met on Tuesday, July 13, 2010, at 7:00 p.m. to hear four requests.

The meeting was called to order and roll call was taken and members present were as follows: Michael Brown, Chairman; Joseph Klunk, Vice Chairman; and Frederick Stine, Member; John Beil, Member; and Gary Lefever, Member. Also present was John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Joseph Klunk made a motion to approve the Minutes from June 8, 2010. The motion was second by Frederick Stine and approved unanimously.

Z10-06 – James Jason Deal, 2061 Grandview Road, Hanover, PA 17331. Applicant is requesting a variance to Section 611D (Conversion of Dwelling for Additional Family Members) in order to construct an additional dwelling unit for family members that exceeds the maximum square footage. The property is located at 2061 Grandview Road in the R-15 zone.

Joseph Klunk made a motion to approve the Applicant's request in

special exception to Section 322 (Uses Not Provided For) and Section 630 (Power Generation Facilities/Gas Fired Generators) in order to construct a solar energy system.

The property is located on York Street across from main office in the Industrial and R-15 zone.

Joseph Klunk made a motion to continue Applicant's request until the next monthly meeting on August 10, 2010. The motion was second by Frederick Stine and passed unanimously.

The meeting was adjourned at 10:00 p.m.

Respectfully Submitted,

Christine M. Myers  
Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, August 10, 2010

The Penn Township Zoning Hearing Board met on Tuesday, August 10, 2010, at 7:00 p.m. to hear one request.

The meeting was called to order and roll call was taken and members present were as follows: Michael Brown, Chairman; Joseph Klunk, Vice Chairman; and Frederick Stine, Member; John Beil, Member; and Gary LeFevre, Member. Also present was John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Joseph Klunk made a motion to approve the Minutes from June 8, 2010. The motion was second by Frederick Stine and approved unanimously.

Z10-08 – Snyder's of Hanover, Inc., 1250 York Street, Hanover, PA 17331. Applicant is requesting a variance to Section 203.2 (Use Regulations) and a special exception to Section 322 (Uses Not Provided For) and Section 630 (Power Generation Facilities/Gas Fired Generators) in order to construct a solar energy system. The property is located on York Street across from main office in the Industrial and R-15 zone.

Penn Township Zoning Hearing Board

Minutes for Tuesday, September 14, 2010

The Penn Township Zoning Hearing Board met on Tuesday, September 14, 2010, at 7:00 p.m. to hear four requests.

The meeting was called to order and roll call was taken and members present were as follows: Michael Brown, Chairman; Joseph Klunk, Vice Chairman; and Frederick Stine, Member; and Gary LeFevre, Member. John Beil is absent without notice. Also present was John J. Baranski, Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Frederick Stine made a motion to approve the Minutes from August 10, 2010. The motion was second by Joseph Klunk and approved unanimously.

Z10-10 – Judy Harris, 1121 Brian Lane, Hanover, PA 17331.

Applicant is requesting a variance to Section 204.2 (Use Regulations) in order to operate a low impact home based business for meditative practice. The property is located at 1121 Brian Lane in the R-22 zone.

Joseph Klunk made a motion to approve the variance as it meets the standards for Section 502.3 (a) through (f) and also Section 618. The motion was second by Frederick Stine and passed unanimously.

and passed unanimously.

The meeting was adjourned at 10:20 p.m.

Respectfully Submitted,

Christine M. Myers  
Court Reporter

Penn Township Zoning Hearing Board  
Minutes for Tuesday, November 9, 2010

The Penn Township Zoning Hearing Board met on Tuesday, November 14, 2010, at 7:00 p.m. to hear one request.

The meeting was called to order and roll call was taken and members present were as follows: Michael Brown, Chairman; Joseph Klunk, Vice Chairman; and Frederick Stine, Member; and Gary LeFevre, Member. John Beil is absent with notice. Also present was Nicole M. Ehrhart, Esquire, Solicitor to the Zoning Hearing Board; and Kristina Rodgers, Acting Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Gary LeFevre made a motion to approve the Minutes from September 14, 2010.

The motion was second by Frederick Stine and approved unanimously.

Z10-14 – Legacy Athletic, 300 Fame Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 304.2 (Loading Space) for a warehouse addition that does not meet the requirements of off-street loading spaces. The property is located at 300 Fame Avenue in the Industrial zone.

Frederick Stine made a motion to approve the variance as it meets the standards for Section 502.3 (a) through (f). The motion was second by Joseph Klunk and passed unanimously.

The meeting was adjourned at 7:25 p.m.

Respectfully Submitted,

Christine M. Myers

Court Reporter

**PENN TOWNSHIP  
ZONING HEARING BOARD**

**Minutes for December 14, 2010**

The Penn Township Zoning Hearing Board met on Tuesday, December 14, 2010, at 7:00 p.m., to hear two requests.

The meeting was called to order and roll call was taken. Members present were as follows: Michael Brown, Chairman; Joseph Klunk, member; and Frederick Stine, member. Also present were John J. Baranski, Jr., Esquire, Solicitor to the Zoning Hearing Board, and Kristina Rodgers, Zoning Officer.

All properties were properly advertised and posted, and all legal notices properly published.

Joe Klunk made a motion to approve the Minutes from the previous meeting.

**CASE Z10-15 - THOMASINE KELLEY,**

**16 Newberry Street, Hanover, PA, 17331.** Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a front porch that encroaches into the front setbacks. The property is located at 16

Newberry Street in the R-8 zone.

Frederick Stine made a motion to grant the request in that it meets the general standards of Section 502.3(a) through (f).

Joseph Klunk did second the motion.

The motion carried unanimously with a vote of 3-0.

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**CASE Z10-16 - HANOVER WESLEYAN CHURCH,**  
200 South Street, Hanover, PA, 17331. Applicant is requesting a special exception to Section 204.2 (Uses by Special Exception) in order to operate a church day-care. The property is located at Lot 125 Hickory Lane in the R-22 zone.

Frederick Stine made a motion that this case be given a 60-day extension to come back with some additional information on their request for a special exception to Section 204.2 and Section 607.

Joseph Klunk did second the motion.

The motion carried unanimously with a vote of 3-0.

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A motion was made for adjournment at 7:40 p.m. There was a second to the motion. It was approved unanimously with a vote of 3-0.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Judith A. Greenholt".

Judith A. Greenholt  
Court Reporter