

Penn Township Zoning Hearing Board

Minutes for Tuesday, January 14, 2014

The Penn Township Zoning Hearing Board met on Tuesday, January 14, 2014, 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: Michael Brown, Chairman; David Colgan, Member; Gary LeFevre, Member; and Paul McAndrew, Member. Frederick Stine was absent with notice. Also present was John Baranski, Esquire, Solicitor to the Zoning Hearing Board; and Matthew Swanner, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. David Colgan made a motion to approve the Minutes from November 12, 2013. The motion was second by Gary LeFevre and approved unanimously.

David Colgan made a motion to nominate Michael Brown as Chairman for 2014. The motion was second by Gary LeFevre and approved unanimously. Gary LeFevre made a motion to nominate David Colgan for Vice Chairman of 2014. The motion was second by Michael Brown and approved unanimously.

Z13-18 Dylan Lissette, 860 Westminster Avenue, Hanover, PA 17301. Applicant is requesting a variance to Section 300.3 (Fences and Walls) to construct a fence that exceeds the maximum height restrictions. The property is located 860 Westminster Avenue in the R-22 zone.

Paul McAndrew made a motion to approve the request for variance Section 300.3 (Fences and Walls) in that it meets the requirements as set forth in Section 502.3 (a) through (f). Gary LeFevre second the motion and it was approved unanimously.

Z13-19 Legacy 92, LLC, 300 Fame Avenue, Hanover, Pa 17331. Applicant is requesting a variance to Section 209.3 (Area and Bulk) in order to construct an addition to their existing building that does not meet rear setback requirements. The property is located at 300 Fame Avenue in the Industrial zone.

David Colgan made a motion to approve the request for variance Section 209.3 (Area and Bulk) in that it meets the requirements as set forth in Section 502.3 (a) through (f). Paul McAndrew second the motion and it was approved unanimously.

Z14-01 Benjamin E. Siegrist, 1770 Oregon Pike, Lancaster, PA 17601. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in

order to construct a mobile home that does not meet side yard setback requirements. The property is located at 60 Bowman Road in the R-8 zone.

Michael Brown made a motion to table the request until the February of 2014 meeting. David Colgan second the motion and it was approved unanimously.

The meeting was adjourned at 7:55 p.m.

Respectfully Submitted,

Christine M. Myers

Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, February 11, 2014

The Penn Township Zoning Hearing Board met on Tuesday, February 11, 2014, 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; David Colgan, Member; and Gary LeFevre, Member. Also present was John Baranski, Esquire, Solicitor to the Zoning Hearing Board; and Matthew Swanner, Zoning Officer. Frederick Stine and Paul McAndrew were absent with notice.

All properties were properly advertised and posted and all legal notices properly published. David Colgan made a motion to approve the Minutes from January 14, 2014. The motion was second by Gary LeFevre and approved unanimously.

Z14-01 – Benjamin E Siegrist, 1770 Oregon Pike, Lancaster, Pa 17601. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a mobile home that does not meet side yard setback requirements. The property is located at 60 Bowman Road in the R-8 zone.

David Colgan made a motion to table the matter until the March

Zoning Hearing. Gary LeFevre second the motion and it was approved  
unanimously

The meeting was adjourned at 7:15 p.m.

Respectfully Submitted,

Christine M. Myers

Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, March 11, 2014

The Penn Township Zoning Hearing Board met on Tuesday, March 11, 2014, 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; David Colgan, Vice President; Gary LeFevre, Member; Frederick Stine, Member; and Paul McAndrew, member. Also present was John Baranski, Esquire, Solicitor to the Zoning Hearing Board; and Matthew Swanner, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. David Colgan made a motion to approve the Minutes from February 11, 2014. The motion was second by Michael Brown and approved unanimously.

Z14-01 – Benjamin E Siegrist, 1770 Oregon Pike, Lancaster, Pa 17601. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct a mobile home that does not meet side yard setback requirements. The property is located at 60 Bowman Road in the R-8 zone.

Paul McAndrew made a motion to grant the variance in that it

meets the standards for Section 502.3 (a) through (f). Gary LeFevre second the motion and it was approved by a vote of 4 to 1 with David Colgan casting the dissenting vote.

Z14-02 CFR Partners, L.P., 1623 Potspring Road, Lutherville, MD 21093. Applicant is requesting a variance to Section 207.2 (Use Regulations) in order to construct a professional office building. The property is located at Unit 16 of the Grandview Plaza in the Shopping/Commercial zone.

David Colgan made a motion to grant the variance in that it meets the standards for Section 502.3 (a) through (f) with the following conditions: Based on Exhibit D the square footage of the building shall not exceed 6,000 square feet, shall be used for professional office space only, the wooded lot shall not be developed except for the six proposed parking spaces, the building may be two story, and a buffer shall be constructed between the professional property and residential properties. Paul McAndrew second the motion and it was approved by a vote of 4 to 1 with Frederick Stine casting the dissenting vote.

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

Respectfully Submitted,

Christine M. Myers

Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, April 8, 2014

The Penn Township Zoning Hearing Board met on Tuesday, April 8, 2014, 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; David Colgan, Vice Chairman; Gary LeFevre, Member; Frederick Stine, Member; and Paul McAndrew, Member. Also present was John Baranski, Esquire, Solicitor to the Zoning Hearing Board; and Matthew Swanner, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. David Colgan made a motion to approve the Minutes from March 11, 2014. The motion was second by Paul McAndrew and approved unanimously.

Z14-03 – Cellco Partnership d/b/a Verizon Wireless, 4642 Jonestown Road Suite 200, Harrisburg, PA 17109. Applicant is requesting a variance to Section 202.2 (Use Regulations), 608 (a), 608 (e)(8), 608 (e)(10(a) (Communication, Transmitting and Receiving Facilities) and 306.3 (b)(2) (Non-Residential Access Driveways) and a special exception to Section 310 (Number of

Principal Uses on a Lot) in order to construct a commercial communications transmitting and receiving facility. The property is located at 590 McAllister Street in the R-8 zone.

David Colgan made a motion to redefine the February 8, 2011 condition to include cell tower and surrounding compound at the Hanover School District's facility based on the submitted request for variance to Section 202.2. Gary LeFevre second the motion and it was approved by a vote of 3 to 2 with Michael Brown and Paul McAndrew casting the dissenting vote.

Frederick Stine made a motion to grant the variance to Section 202.2 in that it meets the standards for Section 502.3 (a) through (f). David Colgan second the motion and it was approved by a vote of 3 to 2 with Michael Brown and Paul McAndrew casting the dissenting vote.

Frederick Stine made a motion to grant the variance to Section 608 (a) in that it meets the standards for Section 502.3 (a) through (f). David Colgan second the motion and it was approved by a vote of 4 to 1 with Paul McAndrew casting the dissenting vote.

Frederick Stine made a motion to grant the variance to Section 608 (e)(8) meaning the tower would not need to be painted in that it meets the standards for Section 502.3 (a) through (f). Gary LeFevre second the motion and it

was approved unanimously.

The Applicant withdrew the variance request to Section 608 (e)(10)(a).

Frederick Stine made a motion to grant the variance to Section 306.3 in that it meets the standards for Section 502.3 (a) through (f) with the stipulation that there be a gate added to the access drive at the current paved parking area. David Colgan second the motion and it was approved by a vote of 4 to 1 with Michael Brown casting the dissenting vote.

Frederick Stine made a motion to grant the variance to Section 401 (a) in that it meets the standards for Section 502.3 (a) through (f). David Colgan second the motion and it was approved by a vote of 4 to 1 with Michael Brown casting the dissenting vote.

Frederick Stine made a motion to grant the special exception to Section 310 in that we find this application to be an accessory use and not a principal use and this will not set a precedent for future approvals on this property. Gary LeFevre second the motion and it was approved by a vote of 3 to 2 with Michael Brown and Paul McAndrew casting the dissenting vote.

Z14-04 , Christopher and Donna Freeze, 49 Little Knoll Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 618

(Home Occupation) in order to operate a salon in their dwelling unit. The property is located at 49 Little Knoll Drive in the R-15 zone.

Frederick Stine made a motion to grant the special exception in that it meets the standards for Section 503.3 (a) through (e) and Section 618 except for Section I and M. The Applicant needs to present to the zoning officer written evidence they are not exceeding 15 percent or 400 square feet requirement and the permit from the state. Paul McAndrew second the motion and it was approved 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, May 13, 2014

The Penn Township Zoning Hearing Board met on Tuesday, May 13, 2014, 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; David Colgan, Vice Chairman; Gary LeFevre, Member; and Frederick Stine, Member. Paul McAndrew, Member, was absent with notice. Also present was John Baranski, Esquire, Solicitor to the Zoning Hearing Board; and Matthew Swanner, 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 April 8, 2014. The motion was second by David Colgan and approved unanimously.

Z14-05 – Aldus Brewing Co., 101 Little Bridge Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.3(a) (Replacement), and special exception to Section 634 (Replacement of Nonconformity by Another Nonconformity) in order to operate a brewpub. The

property is located at 555 Centennial Avenue in the R-15 zone.

David Colgan made a motion to grant the special exception in that it meets the standards for Section 503.3 (a) through (e) with the condition of pub hours being 3:00 p.m. to 8:00 p.m. Monday through Friday and 12:00 p.m. to 8:00 p.m. on Saturday with no hours on Sunday. Gary LeFevre second the motion and it was approved by a vote of 3 to 1 with Frederick Stine casting the dissenting vote.

The meeting was adjourned at 8:25 p.m.

Respectfully Submitted,

Christine M. Myers

Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, June 10, 2014

The Penn Township Zoning Hearing Board met on Tuesday, June 10, 2014, 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: Michael Brown, Chairman; Gary LeFevre, Member; and Frederick Stine, Member. Paul McAndrew, Member, and David Colgan, Member, were absent with notice. Also present was John Baranski, Esquire, Solicitor to the Zoning Hearing Board; and Matthew Swanner, 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 13, 2014. The motion was second by Gary LeFevre and approved unanimously.

Z14-07 – Michael Burkentine, 1500 Baltimore Street, Hanover, PA 17331. Applicant is requesting a variance to Section 640.c (Side Setbacks), and special exception to Section 202.2 (Use Regulations) in order to construct a townhouse that does not meet the side setbacks requirements. The property is

located at north side of 800 block of West Middle Street in the R-8 zone.

Frederick Stine made a motion to grant the variance in that it meets the standards for Section 502.3 (a) through (e) and to grant the special exception in that it meets the standards for Section 503.3 (a) through (e) and Section 640 (a) through (g) except for (c) which we motion to grant. Gary LeFevre second the motion and it was approved unanimously.

Z14-08 – Kim Moses, 15 Overlook Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Use Regulations) in order to operate a home occupation for the production of beef jerky. The property is located at 15 Overlook Drive in the R-8 zone.

Frederick Stine made a motion to grant a continuance until next month. Michael Brown second the motion and it was approved unanimously.

Review request from Aldus Brewing Company for an extension to their special exception to Section 407.3 (Replacement) and Section 634 (Replacement of Nonconformity by Another Nonconformity) in order to operate a brewery, which was previously granted for the property located at 555 Centennial Avenue (Case #Z13-11).

Frederick Stine made a motion to grant an additional six-month extension for the original special exception granted on July 10, 2013. Gary

LeFevre second the motion and it was approved unanimously.

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

Respectfully Submitted,

Christine M. Myers

Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, July 8, 2014

The Penn Township Zoning Hearing Board met on Tuesday, July 8, 2014, at 7:50 p.m. to hear three requests.

The meeting was called to order and roll call was taken and members present were as follows: Michael Brown, Chairman; David Colgan, Member; Gary LeFevre, Member; Paul McAndrew, Member; and Frederick Stine, Member. Also present was John Baranski, Esquire, Solicitor to the Zoning Hearing Board; and Matthew Swanner, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Paul McAndrew made a motion to approve the Minutes from June 10, 2014. The motion was second by Gary LeFevre and approved unanimously.

Z14-08 – Kim Moses, 15 Overlook Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Use Regulations) in order to operate a home occupation for the production of beef jerky. The property is located at 15 Overlook Drive in the R-8 zone.

David Colgan made a motion to grant a continuance until next

month. Frederick Stine second the motion and it was approved unanimously.

Z14-09 – Donald L. Holloway, 29 Laurel Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct a roof over an existing parking pad that does not meet the side setback requirements. The property is located at 29 Laurel Drive in the R-15 zone.

Frederick Stine made a motion to deny the variance in that it does not meet the standards for Section 502.3 (a) through (f). David Colgan second the motion and it was passed by a 4 to 1 vote with Paul McAndrew casting the dissenting vote.

Z14-10 – Ryan Homes c/o Mr. Robert C. Grothmann, 11403 Cronridge Drive, Suite 200, Owings Mills, MD 21117. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct decks that would encroach into the required minimum setbacks. The property is located in Brookside Heights on South Center Street in the R-8 zone.

David Colgan made a motion to grant 39 variances with a maximum encroachment of 10 feet and leaving a minimum 20-foot setback in that it meets the standards for Section 502.3 (a) through (f). The specific lots include the following: 1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, 4A, 4B, 9A, 9B,

9C, 9D, 8A, 8B, 8C, 8D, 8E, 7A, 7B, 7C, 7D, 11A, 11B, 11C, 11D, 12A, 12B, 12C, 12D, 12E, 13F, 14F, and 24A as shown on the Brookside Heights sketch that accompanied the variance request dated June 17, 2014, labeled Exhibit D. Paul McAndrew second the motion and it was passed by a 4 to 1 vote with Michael Brown casting the dissenting vote.

The meeting was adjourned at 9:20 p.m.

Respectfully Submitted,

Christine M. Myers

Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, July 8, 2014

The Penn Township Zoning Hearing Board met on Tuesday, July 8, 2014, at 7:50 p.m. to hear three requests.

The meeting was called to order and roll call was taken and members present were as follows: Michael Brown, Chairman; David Colgan, Member; Gary LeFevre, Member; Paul McAndrew, Member; and Frederick Stine, Member. Also present was John Baranski, Esquire, Solicitor to the Zoning Hearing Board; and Matthew Swanner, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Paul McAndrew made a motion to approve the Minutes from June 10, 2014. The motion was second by Gary LeFevre and approved unanimously.

Z14-08 – Kim Moses, 15 Overlook Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Use Regulations) in order to operate a home occupation for the production of beef jerky. The property is located at 15 Overlook Drive in the R-8 zone.

David Colgan made a motion to grant a continuance until next

month. Frederick Stine second the motion and it was approved unanimously.

Z14-09 – Donald L. Holloway, 29 Laurel Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to construct a roof over an existing parking pad that does not meet the side setback requirements. The property is located at 29 Laurel Drive in the R-15 zone.

Frederick Stine made a motion to deny the variance in that it does not meet the standards for Section 502.3 (a) through (f). David Colgan second the motion and it was passed by a 4 to 1 vote with Paul McAndrew casting the dissenting vote.

Z14-10 – Ryan Homes c/o Mr. Robert C. Grothmann, 11403 Cronridge Drive, Suite 200, Owings Mills, MD 21117. Applicant is requesting a variance to Section 202.3 (Area and Bulk) in order to construct decks that would encroach into the required minimum setbacks. The property is located in Brookside Heights on South Center Street in the R-8 zone.

David Colgan made a motion to grant 39 variances with a maximum encroachment of 10 feet and leaving a minimum 20-foot setback in that it meets the standards for Section 502.3 (a) through (f). The specific lots include the following: 1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, 4A, 4B, 9A, 9B,

9C, 9D, 8A, 8B, 8C, 8D, 8E, 7A, 7B, 7C, 7D, 11A, 11B, 11C, 11D, 12A, 12B, 12C, 12D, 12E, 13F, 14F, and 24A as shown on the Brookside Heights sketch that accompanied the variance request dated June 17, 2014, labeled Exhibit D. Paul McAndrew second the motion and it was passed by a 4 to 1 vote with Frederick Stine casting the dissenting vote.

The meeting was adjourned at 9:20 p.m.

Respectfully Submitted,

Christine M. Myers

Court Reporter



Penn Township Zoning Hearing Board

Minutes for Tuesday, August 12, 2014

The Penn Township Zoning Hearing Board met on Tuesday, August 12, 2014, 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; David Colgan, Member; Gary LeFevre, Member; and Paul McAndrew, Member. Frederick Stine, was absent with notice. Also present was John Baranski, Esquire, solicitor to the Zoning Hearing Board; and Matthew Swanner, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. David Colgan made a motion to approve the Minutes from July 8, 2014. The motion was second by Gary LeFevre and approved unanimously.

Z14-08 – Kim Moses, 15 Overlook Drive, Hanover, PA 17331.

Applicant is requesting a special exception to Section 202.2 (Use Regulations) in order to operate a home occupation for the production of beef jerky. The property is located at 15 Overlook Drive in the R-8 zone.

Paul McAndrew made a motion to grant the special exception

in that it meets the standards for Section 503.2 (a) through (e). Michael Brown second the motion and it was approved unanimously.

Z14-11 – David S. Bailey, 3025 Nancy Street, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk) in order to enlarge front porch that encroaches into the front setback requirements. The property is located at 3025 Nancy Street in the R-15 zone.

Gary Lefevre made a motion to grant the variance in that it does meet the standards for Section 502.3 (a) through (f) and that the porch is not to exceed 8 feet by 23 feet. Paul McAndrew second the motion and it was passed by a 4 to 1 vote with David Colgan casting the dissenting vote.

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

Respectfully Submitted,

Christine M. Myers, RPR

Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, October 14, 2014

The Penn Township Zoning Hearing Board met on Tuesday, October 14, 2014, 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: Michael Brown, Chairman; David Colgan, Member; Frederick Stine, Member; Gary LeFevre, Member; and Paul McAndrew, Member. Also present was Charles A. Rausch, Esquire, solicitor to the Zoning Hearing Board; and Matthew Swanner, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. David Colgan made a motion to approve the Minutes from August 12, 2014. The motion was second by Michael Brown and approved with Frederick Stine abstaining as he was not present at the August meeting.

Paul McAndrew made a motion to correct the Minutes of July 8, 2014, in the Z14-10 Ryan Homes. The Minutes read Michael Brown cast the dissenting vote and it should read Frederick Stine cast the dissenting vote. Michael Brown second the motion and it was approved unanimously.

Z14-12 – Brookside LLC, 330 Dubbs Church Road, Hanover,

PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) and 306.2 (f) 3 (Multi-Family dwelling driveway) and a special exception to Section 202.2 (Uses by Special Exception) in order to construct single family attached dwelling. The property is located east of Phase 1 and 2 Brookside Heights in the R-8 zone.

David Colgan made a motion to grant the variance in that it meets the standards for Section 502.3 (a) through (f) with parking restricted to one side of the street only. Gary LeFevre second the motion and it was approved by a vote of 4 to 1 with Frederick Stine dissenting.

David Colgan made a motion to grant the special exception in that it meets the standards for Section 503.3 (a) through (e). Gary LeFevre second the motion and it was approved by a vote of 4 to 1 with Frederick Stine dissenting.

Z14-13 – Jeffrey S. and Donna M. Carroll, 701 York Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (a) and (b) (Expansion and Alteration) in order to construct a one-car garage and room above. The property is located at 701 York Street in the A/O zone.

Paul McAndrew made a motion to grant the special exception in that it does meet the standards for Section 503.3 (a) through (e). Gary LeFevre second the motion and it passed unanimously.

Z14-14 – Hanover Public School District, 403 Moul Avenue, Hanover, PA 17331. Applicant is requesting an appeal to the wording adjustment for use of their property. The property is the Sheppard and Myers complex located at 590 McAllister Street in the R-8 zone.

David Colgan made a motion to amend the wording to read as follows: The Hanover Public School District is requesting the use of the Sheppard/Myers complex for events related to the school district. This includes programs associated with school sponsored functions for academics, activities, and athletics and also we would include the Halloween parade will use the Sheppard/Myers field for parade formation as needed by the Hanover Area Jaycees. Paul McAndrew second the motion and it was passed unanimously.

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

Respectfully Submitted,

Christine M. Myers, RPR

Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, November 11, 2014

The Penn Township Zoning Hearing Board met on Tuesday, November 11, 2014, 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: Michael Brown, Chairman; David Colgan, Member; Frederick Stine, Member; Gary LeFevre, Member; and Paul McAndrew, Member. Also present was John J. Baranski, Jr., Esquire, solicitor to the Zoning Hearing Board; and Matthew Swanner, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. David Colgan made a motion to approve the Minutes from October 14, 2014. The motion was second by Frederick Stine and approved unanimously.

Z14-16 – Auchey Restorations, LLC, 3617 Camp Woods Road, Glenville, PA 17329. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) and/or 407.3 (Replacement) in order to operate a vehicle restoration and sales business. The property is located at 404 Frederick Street in the A/O zone.

Frederick Stine made a motion to grant the special exception in that it meets the standards for Section 503.3 (a) through (f) and Section 34, conditioned upon a copy of the lease being provided and there will be no outside display of vehicles for sale. David Colgan second the motion and it was approved unanimously.

Z14-17 – ConAgra Foods, Inc., 680 West Chestnut Street, Hanover, PA 17331. Applicant is requesting a variance to Section 209.3 (Area and Bulk) in order to construct a canopy over existing bulk unload area that encroaches into the front setback. The property is located at 680 West Chestnut Street in the Industrial zone.

David Colgan made a motion to continue the application until the December 2014 meeting. Frederick Stine second the motion and it was approved unanimously.

Z14-18 – Silbaugh Investors, LP5, 1649 Broadway, Hanover, PA 17331. Applicant is requesting a variance to Section 207.2 (Use Regulations) in order to use a portion of the rear existing 60,000 square foot addition for warehousing. The property is located at 1649 Broadway in the S/C zone.

David Colgan made a motion to deny the variance in that it does not meet the standards for Section 502.3 (a) through (f). Paul McAndrew

second the motion and it was passed unanimously.

The meeting was adjourned at 8:25 p.m.

Respectfully Submitted,

Christine M. Myers, RPR

Court Reporter

Penn Township Zoning Hearing Board

Minutes for Tuesday, December 9, 2014

The Penn Township Zoning Hearing Board met on Tuesday, December 9, 2014, 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; David Colgan, Member; Frederick Stine, Member; Gary LeFevre, Member; and Paul McAndrew, Member. Also present was John J. Baranski, Jr., Esquire, solicitor to the Zoning Hearing Board; and Matthew Swanner, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. David Colgan made a motion to approve the Minutes from November 11, 2014. The motion was second by Gary LeFevre and approved unanimously.

Z14-17 – ConAgra Foods, Inc., 680 West Chestnut Street, Hanover, PA 17331. Applicant is requesting a variance to Section 209.3 (Area and Bulk) in order to construct a canopy over existing bulk unload area that encroaches into the front setback. The property is located at 680 West Chestnut Street in the Industrial zone.

David Colgan made a motion to grant the variance in that it meets the standards for Section 502.3 (a) through (f). Frederick Stine second the motion and it was approved unanimously.

The meeting was adjourned at 7:20 p.m.

Respectfully Submitted,

Christine M. Myers, RPR

Court Reporter