

Penn Township Zoning Hearing Board

Minutes for Tuesday, January 12, 2016

The Penn Township Zoning Hearing Board met on Tuesday, January 12, 2016, 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: David Colgan, Vice Chairman; Frederick Stine, Member; Gary LeFevre, Member; Paul McAndrew, Member; and William Woodard, Member. Also present was John J. Baranski, Jr., Esquire, solicitor to the Zoning Hearing Board; and Matthew Swanner, Zoning Officer.

Paul McAndrew made a motion to nominate David Colgan as Chairman. The motion was second by Frederick Stine and passed unanimously. David Colgan made a motion to nominate Frederick Stine as Vice Chairman. The motion was second by Gary LeFevre and passed with a 3 to 1 vote.

All properties were properly advertised and posted and all legal notices properly published. Gary LeFevre made a motion to approve the Minutes from December 8, 2015. The motion was second by David Colgan and approved unanimously.

Z16-01 – Heights Avenue, LLC., 1500 Baltimore Street,

Hanover, PA 17331. Applicant is requesting a special exception to Section 202.2 (Use Regulations) in order to construct a multi-family dwelling unit. The property is located at Heights Avenue and Peter Street in the R-8 zone.

Paul McAndrew made a motion to grant the special exception in that it meets the standards for Section 503.3 (a) through (e) and 628 (a) through (h). Gary LeFevre second the motion and it was approved with a 3 to 2 vote.

The meeting was adjourned at 7:59 p.m.

Respectfully Submitted,

Christine Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, March 8, 2016

The Penn Township Zoning Hearing Board met on Tuesday, March 8, 2016, 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: David Colgan, Chairman; Frederick Stine, Vice Chairman; Gary LeFevre, Member; Paul McAndrew, Member; and William Woodard, 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. Gary LeFevre made a motion to approve the Minutes from January 12, 2016. The motion was second by Paul McAndrew and approved unanimously.

Z16-02 – Patrick Muskin, 311 Deaven Road, Harrisburg, PA 17111. Applicant is requesting a special exception to Section 208.2 (Use Regulations) in order to operate a pet crematory. The property is located at 979 York Street in the H/B 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 as a condition the applicant must submit approved permits to operate the business. Paul McAndrew second the motion and it was approved unanimously.

Review and approve/disapprove a request for a six (6) month extension from Conewago Contractors in regards to Zoning Hearing Board case #Z15-07 for a variance to Section 207.2 (Use Regulations), a special exception to Section 201.2 (uses not provided for) and interpretation to Section 502.1 (filing of variance) in order to construct a service station on Lot 9 of the Gateway Hanover Shopping Center.

Frederick Stine made a motion to grant the request for extension from March 11, 2016 to March 11, 2018. David Colgan second the motion and it was approved unanimously.

The meeting was adjourned at 7:40 p.m.

Respectfully Submitted,

Christine Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, April 12, 2016

The Penn Township Zoning Hearing Board met on Tuesday, April 12, 2016, 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: David Colgan, Chairman; Frederick Stine, Vice Chairman; and William Woodard, Member. Gary LeFevre, Member and Paul McAndrew, Member were absent with notice. 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. Frederick Stine made a motion to approve the Minutes from March 8, 2016. The motion was second by William Woodward and approved unanimously.

Z16-04 – Michael and Christine Cooper, South Hanover Automotive, LLC, 848 Baltimore Street, Hanover, PA 17331. Applicant is requesting a variance to Section 207.2 (Use Regulations) in order to construct an automobile tire sales and auto repair garage. The property is located at 871

Baltimore Street in the S/C zone.

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

Z16-05 - Gerald Funke c/o GHI Engineers and Surveyors, 213 Carlisle Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 204.2 (Use Regulations) and Section 407.2 (Expansion and Alteration) in order to construct classrooms and future cemetery. The property is located at 5125 Grandview Road in the R-22 zone.

Frederick Stine made a motion to grant the special exception 407.2 and 612 in that it meets the standards for Section 503.3 (a) through (e). William Woodward second the motion and it was approved unanimously. Frederick Stine made a motion to grant the special exception to Section 204.2 in that it meets the standards for Section 503.3 (a) through (e). William Woodward second the motion and it was approved unanimously.

Frederick Stine made a motion for amendment the special exception to include specifically Section 650 (a) through (c) for the standards as required by cemetery. William Woodward second the motion and it was approved unanimously.

The Applicant understands that unless they want to come back every year and ask for an extension until they construct the first grave site, they need to build some structure within the first year.

Z16-06 - Pearl Getting, 665 West Middle Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to construct additions to an existing dwelling. The property is located at 665 West Middle Street in the R-8 zone.

David Colgan made a motion to grant the special exception with the condition for the garage is to be 29.3 x 24 feet and maintain the rear setback in that it meets the standards for Section 503.3 (a) through (e) and also 612 (a) through (g). William Woodward second the motion and it was approved unanimously.

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

Respectfully Submitted,

Christine Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, May 10, 2016

The Penn Township Zoning Hearing Board met on Tuesday, May 10, 2016, at 7:00 p.m. to hear one request.

The meeting was called to order and roll call was taken. Members present were as follows: David Colgan, Chairman; Frederick Stine, Vice Chairman; William Woodward, Member; and Paul McAndrew, Member. Gary LeFevre, Member, was absent with notice. Also present was Christopher J. King, Esquire, Solicitor for 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 April 12, 2016. The motion was seconded by Paul McAndrew, and it was approved unanimously.

Z16-07 - Quinn Flag LLC, Matthew Quinn, 581 W. Chestnut Street, Hanover, PA 17331. Applicant is requesting a variance to Section 207.2 (Use Regulations) in order to operate a retail, wholesale and light manufacturing facility. The property is located at 640 Boundary Avenue in the S/C zone.



Frederick Stine made a motion to grant the variance in that it meets the requirements set forth in Section 502.3 (a) through (f). David Colgan seconded the motion, and it was approved unanimously.

The meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

Annette A. DeWald, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, June 14, 2016

The Penn Township Zoning Hearing Board met on Tuesday, June 14, 2016, 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: Frederick Stine, Acting Chairman; Gary LeFevre, Member; Paul McAndrew, Member; and William Woodward, Member. David Colgan was absent with notice. Also present was Christopher King, Esquire, solicitor to the Zoning Hearing Board; and Shawn Garrett, Acting Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Paul McAndrews made a motion to approve the Minutes from May 10, 2016. The motion was second by William Woodward and approved unanimously.

Z16-08 – Paul Clas, 11035 Old Frederick Road, Thurmont, MD 21788. Applicant is requesting a special exception from Section 407.2 (Expansion and Alteration) in order to expand and/or alter a non-conforming use. The property is located at 831 Blooming Grove Road in the R-40 zone.

William Woodward made a motion to grant the special exception

in that it meets the standards for Section 503.3 (a) through (e). Paul McAndrew second the motion and it was approved unanimously.

The meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

Christine Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, July 12, 2016

The Penn Township Zoning Hearing Board met on Tuesday, July 12, 2016, 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: David Colgan, Chairman; Frederick Stine, Member; and Gary LeFevre, Member. Paul McAndrew was absent with notice. William Woodward was absent without notice. Also present was Christopher King, 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. A motion to approve/disapprove the June 14, 2016 Minutes was stayed until next meeting.

Z16-09 – Burkentine & Sons Builders, Inc., 330 Dubs Church Road, Hanover, PA 17331. Applicant is requesting a variance to Section 202.3 (Area and Bulk) and special exception from Section 202.2 (Use Regulations) in order to expand multi-family dwellings (three-story townhouses) that exceed the maximum building height. The property is located on Brookside Avenue in the R-

8 zone.

Gary LeFevre made a motion to grant the variance Section 202.3 in that it meets the standards for Section 502.3 (a) through (f) and special exception Section 202.2 in that it meets the standards for Section 503.3 (a) through (e). David Colgan second the motion and it was approved by a vote 2 to 1.

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

Respectfully Submitted,

Christine Myers, RPR

Penn Township Zoning Hearing Board

Minutes for Tuesday, September 13, 2016

The Penn Township Zoning Hearing Board met on Tuesday, September 13, 2016, 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: David Colgan, Chairman; Gary LeFevre, Member; Paul McAndrew, Member; William Woodrow, Member. Frederick Stine was absent with notice. Also present was Christopher King, 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. A motion to approve the June 14, 2016 Minutes was made by Paul McAndrew. William Woodrow second the motion and it approved unanimously. A motion to approve/disapprove the July 12, 2016 Minutes was stayed until next meeting.

Z16-10 – High Pointe, LLC, 4175 Hanover Pike, Manchester, MD 21102. Applicant is requesting a variance to Section 205.3 (Area and Bulk) and a special exception to Section 205.2 (Uses) and to Section 631 (Public Uses and Buildings) in order to construct a sewage pumping station. The property is located

on SE quadrant of Grandview Road at Beck Mill Road in the R-40 zone.

William Woodward made a motion to grant the special exception to Section 205.3 in that it meets the standards for Section 502.3 (a) through (f) and a special exception to Section 205.2 and 631 in that it meets the standards for Section 503.3 (a) through (e). Paul McAndrew second the motion and it was approved unanimously.

Z16-11 Marissa Neal, 160 Sara Lane, Hanover, PA 17331. Applicant is requesting a special exception to Section 203.2 (Use Regulations) in order to operate an in-home family daycare. The property is located at 53 Little Knoll Drive in the R-15 zone.

Paul McAndrew made a motion to grant the special exception in that it meets the requirements of Section 503.3 (a) through (e) and Section 613 with the condition the child care operating license issued by the state of Pennsylvania be presented to the township. William Woodward second the motion and it was approved unanimously

Z16-12 Wellspan Properties, Inc., 45 Monument Road, Suite 200, York, PA 17403. Applicant is requesting a special exception to Section 624 (Medical Clinics and Facilities) in order to construct a medical clinic and facility. The property is located at 1227 Baltimore Street in the R-15 zone.

Paul McAndrew made a motion to grant the special exception in that it meets the requirements of Section 624 and Section 503.3 (a) through (e). William Woodward second the motion and it was approved unanimously.

The meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

Christine Myers, RPR



Penn Township Zoning Hearing Board

Minutes for Tuesday, December 13, 2016

The Penn Township Zoning Hearing Board met on Tuesday, December 13, 2016, 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: David Colgan, Chairman; Frederick Stine, Vice Chairman; Gary LeFevre, Member; Paul McAndrew, Member; William Woodrow, Member. Also present was Christopher King, 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. A motion to approve the September 13, 2016, Minutes was made by William Woodrow. Paul McAndrew second the motion and it approved unanimously.

ZHB16-334 – TrueNorth Wellness Services, 625 West Elm Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 303.1 (Off-Street Parking) in order to construct a medical clinic and facilities. The property is located at 1161-1181 Westminster Avenue in the R-22 zone.

Frederick Stine made a motion to grant the variance to Section

303.1 in that it meets the standards for Section 502.3 (a) through (f). Gary LeFevre second the motion and it was approved unanimously.

The meeting was adjourned at 7.30 p.m.

Respectfully Submitted,

Christine Myers, RPR