

Penn Township Zoning Hearing Board

Minutes for Tuesday, August 11, 2015

The Penn Township Zoning Hearing Board met on Tuesday, August 11, 2015, 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; David Colgan, Member; Gary LeFevre, Member; and Paul McAndrew, Member. Frederick Stine was absent with notice. Also present was John J. 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 14, 2015. The motion was second by Paul McAndrew and approved unanimously.

Z15-14 – Scott Taylor, 2 Little Knoll Drive, Hanover, PA 17331. Applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) and to Section 612 (Expansion of Nonconformity) in order to enclose a deck that does not meet rear setback requirements. The property is located at 2 Little

Knoll Drive in the R-15 zone.

Paul McAndrew made a motion to grant the special exception to Section 407.2 and Section 612 in that it does meet the standards for Section 503.3 (a) through (e). David Colgan second the motion and it was approved unanimously.

Z15-15 – James Miller, 760 Black Rock Road, Hanover, PA 17331. Applicant is requesting a special exception to Section 203.2 (Use Regulations), Section 503.3 (General Standards for Special Exceptions) and Section 618 (Home Occupation) in order to operate a home based internet business. The property is located at 760 Black Rock Road in the R-15 zone.

David Colgan made a motion to table to Applicant's requests until September 8, 2015, at 7:00 p.m. Michael Brown second the motion and it was approved unanimously.

Z15-16 – Hanover Real Estate Partners, LP, 348/350 Poplar Street, Hanover, PA 17331. Applicant is requesting a variance to Section 303.2d (Development and Maintenance of Parking Facilities), in order to park on an unpaved parking area. The property is located at 348 Poplar 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) with the following conditions: the

well that is on the site remains capped and barriers built around that capped well for protection, the special exception is only valid for three years from the date of August 11, 2015; the maximum improvements would be a total area of 50,000 square feet, and lastly, only to be used to park trailers. Gary LeFevre second the motion and it was approved unanimously.

Z15-17 – B & D Property Management, LLC, 878 Baltimore Street, Hanover, PA 17331. Applicant is requesting a special exception to Section 322 (Uses Not Provided for) in order to operate a distillery. The property is located at 878 Baltimore Street in the H/B 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 that deliveries will be scheduled between 8:00 a.m. and 6:00 p.m. Monday through Friday in the rear access and not on Baltimore Street. Paul McAndrew second the motion and it was approved unanimously.

The meeting was adjourned at 8:55 p.m.

Respectfully Submitted,

Christine Myers, RPR