

Penn Township Zoning Hearing Board

Minutes for Tuesday, June 13, 2023

The Penn Township Zoning Hearing Board met Tuesday, June 13, 2023, 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: Ronald Fanelli, Chairman; William Gill, Vice Chairman; Troy Thomason, Member; Mary Welsh, Member; and David Baker, Member. Also present was Scott Lineberry, 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. Mary Welsh made a motion to approve the Minutes from May 9, 2023. The motion was second by Troy Thomason and approved unanimously.

ZHB23-09 – TruthNorth Wellness Services, 625 West Elm Avenue, Hanover, PA 17331. Applicant is requesting a special exception under Section 310 (Number of principal uses on a lot) in order to operate a house of worship as a second use. The property is located at 1181 Westminster Avenue, Hanover, PA 17331 in the R-22 zone.

David Baker made a favorable recommendation to the Applicant's request in that it does meet the Standards for a Special Exception 503.3 (a) through (e). William Gill second the motion and it was approved by a 4 to 1 vote with Ronald Fanelli dissenting.

ZHB23-10 – Charles Baynes, 36 Arbor Lane, Hanover, PA 17331. Applicant is requesting a variance to Section 300.8 (Swimming Pools/Garden Pools) in order to have an above ground pool that does not meet the rear setback requirements. The property is located at 36 Arbor Lane, Hanover, PA 17331 in the R-15 zone.

David Baker made a favorable recommendation to the Applicant's request in that it does meet the Standards for a Variance 502.3 (a) through (f). Mary Welsh second the motion and it was approved by a 4 to 1 vote with William Gill dissenting.

ZHB23-11 – Theresa Francis, 22 Cardinal Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 300.8 (Swimming Pools/Garden Pools) in order to have an above ground pool that does not meet the rear setback requirements. The property is located at 22 Cardinal Drive, Hanover, PA 17331 in the R-15 zone.

David Baker made a favorable recommendation to the

Applicant's request in that it does meet the Standards for a Variance 502.3 (a) through (f). Troy Thomason second the motion and it was approved by a vote 4 to 1 with William Gill dissenting.

The meeting was adjourned at 8:35 p.m.

Respectfully Submitted,

Christine Myers, RPR