

Penn Township Zoning Hearing Board

Minutes for Tuesday, October 13, 2015

The Penn Township Zoning Hearing Board met on Tuesday, October 13, 2015, 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, Acting Chairman; Frederick Stine, Member; Gary LeFevre, Member; and Paul McAndrew, Member. Michael Brown, Chairman, 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. Frederick Stine made a motion to approve the Minutes from September 8, 2015. The motion was second by Paul McAndrew and approved unanimously.

Z15-18 – Lester & Dawn Little, 28 Hill Street, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (Area and Bulk Regulations), in order to construct a garage that encroaches into the side setbacks. The property is located at 28 Hill Street in the R-15 zone.

Paul McAndrew 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.

Z15-19 – TureNorth Wellness Services, 625 West Elm Avenue, Hanover, PA 17331. Applicant is requesting a variance to Section 204.2 (Uses by Right) in order to operate a counseling services and office use facility. The property is located at 1161-1181 Westminster Avenue in the R-22 zone.

Gary LeFevre made a motion to grant the amendment to the original request for variance to Section 204.2 to a special exception under Section 624 and a variance to Section 624(c). David Colgan second the motion and it was approved unanimously.

Frederick Stine made a motion to grant the variance to 624 (c) in that it meets the standards for Section 502.3 (a) through (f). Gary LeFevre second the motion and it was approved unanimously.

David Colgan made a motion to grant the special exception to 624 in that it meets the standards for Section 503.3 (a) through (e). Frederick Stine second the motion and it was approved unanimously.

5 a) Review request from Brookside LLC for an extension to their special exception to Section 202.2 to allow single family attached dwellings in

the R-8 zone in Phase 3 of Brookside Heights subdivision which was previously granted in Case Z14-12.

David Colgan made a motion to grant the request for a 6-month extension until April 15, 2016. Gary LeFevre second the motion and it was approved unanimously.

5 b) Review request from Brookside LLC for an extension to their variances to Section 202.3 to allow townhomes to be constructed with a height of 35 feet and to Section 306.2 (f)3 to allow townhouse driveways to be constructed within one foot of the side property line on interior lots in Phase 3 of Brookside Heights subdivision which was previously granted in Case Z14-12.

David Colgan made a motion to grant the request for a 6-month extension until April 15, 2016. Gary LeFevre second the motion and it was approved by a 3 to 1 vote.

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

Respectfully Submitted,

Christine Myers, RPR