

PENN TOWNSHIP
ZONING HEARING BOARD
TUESDAY, AUGUST 8, 2006
7:00 P.M.

The Penn Township Zoning Hearing Board met on Tuesday, August 8, 2006, to hear three requests. Roll call was taken and the following members were present: David Spector, Vice-Chairman; Frederick Stine, Member; and Donna Scott, Member. Timothy Dunn and Michael Brown were absent with notice. Also present were John J Baranski, Esquire, Solicitor to the Zoning Hearing Board, and Kristina J. Rodgers, Township Secretary/Acting Zoning Officer.

Donna Scott motioned to approve the July 11, 2006 Minutes as written, seconded by Frederick Stine, and approved unanimously, three to zero.

Kristina J. Rodgers, Acting Zoning Officer, was duly sworn and testified that all the properties were properly posted and advertised.

Case Z06-17 - Finch Services, 515 Frederick Street, Hanover, Pa., 17331. Brad Finch was present representing the applicant requesting a variance to Section 300.3 (fences and walls) to erect a fence that exceeds the maximum height. The property is located in the A/O zone.

Donna Scott motioned for approval of the requested variance, that it does meet the requirements of Section 502.3 (a) through (f), with an eight foot fence surrounding all three sides

Frederick Stine seconded the motion, and it was approved unanimously, three to zero

Case Z06-18 - CHR Corp., 2295 Susquehanna Trail, Suite C, York, Pa., 17404. Gavin Markey, Esquire, was present representing the applicant, requesting a special exception to Section 208.2 (use) Section 503 (special exceptions), Section 610 (convenience store) and Section 643 (vehicle washing facility) in order to construct a convenience store with fuel sales and a vehicle washing facility. The property is located at 1001, 1009 and 1021 York Street, in the H/B zone.

Frederick Stine motioned that the request of the applicant be approved, in that it meets the general standards of Section 503.3 (a) through (e), Section 610, Section 643, with this specific condition: That the proposed ingress and egress entrance facing Blooming Grove Road, on Route 216, under Provision B, specifically permit right turns in and out only; and a further specific condition, that it be signed with a sign facing the parking lot and Route 216 that left turns are not permitted, with an "X" or something to evidence to the people trying to do that. Donna Scott seconded the motion, and the motion passed unanimously, three to zero vote.

Case Z06-19 - Baxter Investment Group, Inc., 398 York Street, Suite 5, Hanover, Pa., 17331. Jim Yingst, Esquire, was present requesting a variance to Section 311 (street access), a special exception to Section 311 (street access), and an interpretation to Section 311 (street access) in order to create two

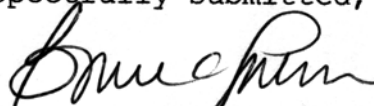
residential building lots on an access road that does not meet the minimum right-of-way of 50 feet. The property is located off Woodridge Drive and Pigeon Hill Park Road, in the R/C zone.

Donna Scott motioned to approve the request for a variance, that it meets the standards as set forth in Section 502.3 (a) through (f), with the stipulation that the road width be 20 foot wide, and that it be maintained to the standard of the Kemme property, from Woodridge to the Kemme property, and from the Kemme property beyond, it must be maintained to that standard; and also a deed restriction requiring perpetual maintenance. Frederick Stine seconded the motion, and it was approved unanimously, three to zero vote.

Frederick Stine motioned to adjourn the proceedings, seconded by Donna Scott and approved unanimously.

(The proceedings were adjourned at 10:53 p.m.)

Respectfully submitted,



Bonnie C. Fuhrman, Court Reporter