

PENN TOWNSHIP
ZONING HEARING BOARD
TUESDAY, DECEMBER 13,
7:00 P.M.

The Penn Township Zoning Hearing Board met on Tuesday, December 13, 2005, at 7:00 p.m., to hear four requests. Roll call was taken and the following members were present: Timothy Dunn, Chairman; Frederick Stine, Member; Stede Mummert, Member; and Donna Scott, Member. David Spector was absent with notice. Also present were John C. Menges, II, Zoning Officer, and John J. Baranski Esquire, Solicitor to the Zoning Hearing Board.

John Menges was duly sworn and testified that all the properties have been posted and all the legal notices were properly published.

Donna Scott motioned to approve the November 8, 2005 Minutes as written, seconded by Frederick Stine, and approved with a three to zero vote, Stede Mummert abstaining from the vote.

Case Z05-34, Eleanor Deck, Fair Havens Assisted Living Center, 3101 Grandview Road, Hanover, Pa., 17331, requesting a special exception to Section 407.2a (expansion and alteration) to construct an addition to an assisted living home. The property is located in the R-15 zone; and Case Z05-40, Eleanor Deck, R. D. #3, Tamarind Drive, Spring Grove, Pa., 17362, requesting a variance to Section 612(b) (expansion of nonconformity) and to Section 635

(retirement village) to construct an addition to an assisted living home that exceeds the maximum area of expansion. The property is located at 3101 Grandview Road, in the R-15 zone

The applicant was present with Attorney Thomas Shultz.

Stede Mummert motioned to grant the special exception to expand and construct an addition to the assisted living home under Section 503.4, and that there is no need to have a variance under Section 612(b) and 635, and stated the following restrictions:

1) That the building must be acceptable to the Department of Welfare; and 2) that any applicable building and safety fire codes of the Federal, State and local governments be adhered to; and 3) that any future expansion would not be permitted.

Donna Scott seconded the motion and the motion carried with a three to one vote, Timothy Dunn dissenting.

Case Z05-38, Adam Bixler, 310 Manor Street, Hanover, Pa. 17331. The applicant was present requesting a special exception to Section 202.2 (uses by special exception) to construct a duplex. The property is located at 326 Manor Street, in the R-8 zone.

After some discussion, there was a motion by Donna Scott to table the case until the applicant re-applies under whatever section of the ordinance is applicable. Frederick Stine seconded the motion and it was approved unanimously.

Case Z05-39, Jill R. Williams, 330 Jasmine Drive, Hanover, Pa., 17331. The applicant was present requesting a special exception to Section 203.3 (uses by special exception) to operate a family day care home. The property is located in the R-15 zone.

Donna Scott motioned to approve the request, that it meets the standards under Section 503.3 (a) through (e); and also meets

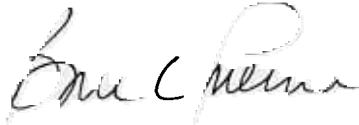
Section 613 (a) through (f); that the days of operation will be Monday through Friday, with hours of operation being 7:00 a.m. to 5:00 p.m.; that she will childproof the hot tub and stair areas leading to the hot tub; that there will be no use of the hot tub during the day care hours; that off street parking is provided so there will be drop off and pick up in that area. Frederick Stine seconded the motion and it was approved unanimously, four to zero.

A public thank you was given to Stede Mummert for his 21 years of service to the Township and to the Zoning Hearing Board.

Donna Scott motioned to adjourn the proceedings, seconded by Stede Mummert, and approved unanimously.

(The proceedings were adjourned at 9:20 p.m.)

Respectfully submitted,



Bonnie C. Fuhrman, Court Reporter
