

PENN TOWNSHIP
ZONING HEARING BOARD

Minutes for December 11, 2007

The Penn Township Zoning Hearing Board met on Tuesday, December 11, 2007, at 7:00 p.m. to hear three requests.

The meeting was called to order and roll call was taken. Members present were as follows: Timothy Dunn, Chairman; Donna Scott, Vice Chairman; David Spector, Member; Frederick Stine, Member; and Michael Brown, Member. Also present was John J. Baranski, Jr., Esquire, Solicitor to the Zoning Hearing Board; and John Menges, Zoning Officer.

All properties were properly advertised and posted and all legal notices properly published. Michael Brown made a motion to approve the Minutes from November 13, 2007. The motion was second by Donna Scott, and it was approved by a vote 4-0 with David Spector abstaining.

Case Z07-22 - Sharon Rodkey, 11 Little Knoll Drive, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (area and bulk) to construct a front porch that encroaches into the front setback. The property is located in the R-15 zone.

Donna Scott made a motion to approve as it meets the standards for a variance in Section 502.3 (a) through (f) and that it's within the 32 foot and does not become an enclosed porch.

Frederick Stine second the motion. The motion carried with a 4-1 vote, with Timothy Dunn dissenting.

Case Z07-26, John T. & Paula L. O'Neill, 10 Valley Run Circle, Hanover, PA 17331. Applicant is requesting a variance to Section 203.3 (area and bulk) to construct a sunroom addition. The property is located in the R-15 zone.

Michael Brown made a motion for approval in that it meets the requirements for a variance as set forth in Section 502.3 (a) through (f).

Donna Scott second the motion. The motion carried with a vote 4-1, with Frederick Stine

dissenting.

Case Z07-27, 120 North Pointe Boulevard, Suite 300, Lancaster, PA 17601. Applicant requests a special exception to Section 407.2 (Expansion and Alteration) to propose an alteration of the existing nonconforming use to permit the proposed use of the property as a Giant fueling facility. The property is located at 855 Baltimore Street in the S/C zone.

David Spector made a motion to approve in that they meet the provision for special exception of Section 503.3 (a) through (e) and Section 634 paragraph (a)1 through 6, under the condition that this parcel be considered with land development for the entire shopping center and that the Applicant ensure there is a mutual access easement between the fueling station parcel and the shopping center parcel.

Donna Scott second the motion. The motion carried with a vote 4-1 with Michael Brown dissenting.

Frederick Stine made motion for adjournment at 10:10 p.m. David Spector second the motion, and it was approved unanimously with a vote 4-0.

Respectfully Submitted,

REC'D JAN 11 5008

Christine M. Myers

Court Reporter