

Penn Township Zoning Hearing Board

Minutes for Tuesday, February 13, 2024

The Penn Township Zoning Hearing Board met Tuesday, February 13, 2024, at 7:00 p.m. to reorganize and hear one request.

The meeting was called to order and roll call was taken and members present were as follows: Ronald Fanelli, Chairman; Troy Thomason, Member; Mary Welsh, Member; David Baker, Member; and Donna Leone, Member. Also present was Charles Rausch, Esquire, solicitor to the Zoning Hearing Board; and Robert Smith, Zoning Officer.

Mary Welsh made a motion nominating David Baker as Chairman. The motion was second by Donna Leone and approved by a vote 3 to 2 with Troy Thomason and Ronald Fanelli dissenting. David Baker made a motion nominating Troy Thomason as Vice Chairman. The motion was second by Mary Welsh and passed unanimously.

David Baker made a motion to approve MPL Law Firm as solicitor to the Zoning Hearing Board. The motion was second by Troy Thomason and passed unanimously.

All properties were properly advertised and posted, and all legal

notices properly published. Troy Thomason made a motion to approve the Minutes from December 12, 2023. The motion was second by Mary Welsh and approved by a vote 4 to 1 with Donna Leone abstaining.

ZHB23-21– **Homewood at Hanover, PA Inc.**, 425 Westminster Avenue, Hanover, PA 17331. The applicant is requesting a special exception to Sections 201.2 (Use Not Provided For), 203.2 (Use Regulations), 204.2 (Retirement Village), 203.2 (Model Home/Sales office), 627 (Model Home/Sales Office), and 635 (Retirement Village); a variance to Sections 203.2 (Use Regulations), 203.3 (Area and Bulk Regulations), 204.2 (Use Regulations), 204.3 (Building Height), 303.1 (Parking Requirements), 204.3 (Lot Coverage), 635(d) (Lot Coverage), and 635(h)(Proximity of Structures to Lot or Street Lines); and an interpretation of Sections 201.3 (Accessory Uses and Structures), 203.2 (Area and Bulk Regulations), 204.2 (Use Regulations), 635 (Retirement Village), 635(h) (Proximity of Structures to Lot or Street Lines), and 627 (Model Home and/or Sales Office) of the zoning ordinance, in order to develop the properties into a Retirement Village. The properties are located at 425 Westminster Avenue and 770 Frederick Street in the Highway Business zone, R-15 zone, and R-22 zone.

In consideration of the late hour, the Zoning Hearing Board will meet in executive session before the next regularly scheduled Zoning Hearing Board meeting on March 12, 2024, at 7:00 p.m. This Application will be listed on the

agenda and a motion will be called for at that time.

The meeting was adjourned at 12:02 a.m.

Respectfully Submitted,

Christine Myers, RPR