

Penn Township Zoning Hearing Board

Minutes for Tuesday, June 11, 2024

The Penn Township Zoning Hearing Board met Tuesday, June 11, 2024, at 7:00 p.m. to hear six requests.

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

All properties were properly advertised and posted, and all legal notices properly published. Ronald Fanelli made a motion to approve the Minutes from May 14, 2024. The motion was second by Mary Welsh and approved unanimously.

ZHB24-06 – **Silbaugh Investors LP #5 represented by Barley Snyder**, 100 East Market Street, York, PA 17401. The Applicant is requesting a variance to Section 207.2 (Use Regulations), special exception to Section 322 (Uses Not Provided For) and interpretation to Section 103 (Definitions) in order to construct a market master office and quarters within an existing building. The

property is located at 1649 Broadway, Hanover, PA 17331 in the S/C Zone.

Donna Leone made a motion to approve an extension request until next month's zoning hearing in July. Mary Welsh second the motion and it was approved unanimously.

ZHB24-08 – **Fleck, Bridget**, 132 Ruel Avenue, Hanover, PA 17331. The applicant is requesting a variance to Section 300.2 (Accessory Structure Nonattached) in order to permit an accessory structure in the side setbacks. The property is located at 132 Ruel Avenue in the R-15 Zone.

Troy Thomason made a motion to approve the variance under Section 300.2 in that it meets the requirements for a di minimus variance. Mary Welsh second the motion and it was approved by a vote 3-2 with Ronald Fanelli and Donna Leone dissenting.

ZHB24-09 – **Mosier, DVM, Jennifer, represented by Barley Snyder**, 100 East Market Street, York, PA 17401. The applicant is requesting a variance to Section 207.2 (Use Regulations) in order to allow an animal hospital in the Shopping Commercial Zone. The property is located at 1139 Baltimore Street in the S/C Zone.

Ronald Fanelli made a motion to approve the variance under Section 207.2 in that it meets the requirements in Section 502.3 (a) through (e).

Donna Leone second the motion and it was approved unanimously.

ZHB24-10 – **Frederick Street Properties, LLC**, 148 Penn Street, Hanover, PA 17331. The applicant is requesting a variance to Sections 404 (Division of Built-On Lots), 206.3 (Area and Bulk Regulations) and 303.1 (Off-Street Parking) in order to subdivide existing properties to create single family residences. The properties are located at 500, 502 and 506-518 Frederick Street, Hanover, PA 17331 in the A/O Zone.

Robert Smith received a letter indicating they are withdrawing application ZHB24-10.

ZHB24-11 – **CAC Property LLC**, 1035 High Street, Hanover, PA 17331. The applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to expand an existing animal hospital. The property is located at 1035 High Street, Hanover, PA 17331 in the R-15 Zone.

Donna Leone made a motion to approve the special exception under Section 407.2 in that it meets the requirements in Section 503 and 1, 2 and 3 as delineated in the application to include the five-year continuing renewal on architectural plans. Ronald Fanelli second the motion and it was approved unanimously.

ZHB24-12 – **Keel, LP**, Spring Garden Street, Hanover, PA

17331. The applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) and a variance to Sections 612(f) and 612(g) (Expansion of Nonconformity) in order to construct an expansion on an existing nonconforming building. The property is located at Spring Garden Street, Hanover, PA 17331 in the I Zone.

Ronald Fanelli made a motion to approve the special exception to Section 407.2 in that it meets the requirements under Section 503 and approve the variance to Section 612 in that it meets the requirements under Section 502. It is noted as to Section 612, the Applicant meets the requirements of 612 (a), (b), (c), (d), (e) and (g), but 612 (f), (Landscaping and Buffer Yards) is deferred to the Board of Commissioners to address during the subdivision and land development process. Mary Welsh second the motion and it was approved unanimously.

The meeting was adjourned at 8:32 p.m.

Respectfully Submitted,

Christine Myers, RPR