

Penn Township Zoning Hearing Board

Minutes for Tuesday, July 9, 2024

The Penn Township Zoning Hearing Board met Tuesday, July 9, 2024, at 7:00 p.m. to hear five 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; 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 June 11, 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.

Withdrawn.

ZHB24-13 – **Rodgers, Dan, represented by Barley Snyder**, 14 Center Square, Hanover, PA 17331. The applicant is requesting a special exception to Section 311 (Street Access) in order to allow subdivision of a tract of land that does not abut a public Street. The property is located on Beck Mill Road in the R-15 Zone.

Ronald Fanelli made a motion to grant the Applicant's request for a continuance to our meeting on August 13th, 2024. Troy Thomason second the motion and it was approved unanimously.

ZHB24-16 – **Cellco Partnership d/b/a Verizon Wireless represented by McNees Wallace & Nurick LLC**, 100 Pine Street, Harrisburg, PA 17101. The Applicant is requesting a variance to Section 207.2 (Use Regulations), 608(a), 608(e)(8) and 608(e)(10)(a) (Communications, Transmitting and Receiving Facilities) in order to construct and operate a wireless communications facility. The property is located at 1019 Baltimore Street, Hanover, PA 17331 in S/C Zone.

Troy Thomason made a motion to grant the Applicant's request for a continuance to our meeting on August 13th, 2024. Ronald Fanelli second the motion and it was approved unanimously.

Chairman Baker called for a motion for the solicitor to sign the Homewood Stipulation. Troy Thomason made a motion for the solicitor to sign the stipulation for Homewood. Mary Welsh second the motion and it was passed unanimously.

ZHB24-14 – **Lisette, Dylan B & Stacie R, represented by Barley Snyder,,** 100 East Market Street, York, PA 17401. The applicant is requesting a variance to Section 204.2 (Use Regulations) and 300.3 (Fences and Walls) in order to extend a fence on an adjacent lot which is comprised of three vacant parcels. The property is located at 133, 135, & 139 Quartz Ridge Road, Hanover, PA 17331 in the R-22 Zone.

Ronald Fanelli made a motion to approve the variance under Section 204.2 in that it meets the requirements in Section 502.3 and deny the variance under Section 300.3 in that it does not meet the requirements in Section 502.3. Therefore, the Applicant may install the fence of the same color and material, but the fence would have to be no more than three feet along Quartz Ridge Road in keeping with the current ordinance. Troy Thomason second the motion and it was approved unanimously.

ZHB24-15 – **Sheely, Andrew M. & Rebecca A.,** 35 Penn Circle, Hanover, PA 17331. The applicant is requesting a variance to Sections 300.2 (Accessory Structure Nonattached) in order to place an accessory structure,

nonattached, in a side yard. The property is located at 35 Penn Circle, Hanover, PA 17331 in the R-15 Zone.

Donna Leone made a motion to approve the variance to Section 300.2 to install a pergola/gazebo in the side yard in that it meets the requirements under Section 502.3. Mary Welsh second the motion and it was approved unanimously.

The meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

Christine Myers, RPR