

Penn Township Zoning Hearing Board

Minutes for Tuesday, August 13, 2024

The Penn Township Zoning Hearing Board met Tuesday, August 13, 2024, at 7:00 p.m. to hear four requests.

The meeting was called to order and roll call was taken and members present were as follows: Troy Thomason, Vice Chairman; Mary Welsh, Member; and Donna Leone, member. David Baker, Chairman, and Ronald Fanelli, Member, were absent with notice. 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. Donna Leone made a motion to approve the Minutes from July 9, 2024. The motion was second by Mary Welsh and approved unanimously.

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.

Withdrawn.

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 the S/C Zone.

Donna Leone made a motion to approve the use variance under
Section 207.2 in that it meets the requirements in Section 502.3 (a) through (f) and
meets the standards under the Telecommunications Act. Mary Welsh second the
motion and it was approved unanimously.

Donna Leone made a motion to approve the variance under
Section 608(a) to permit the facility not to be located on a hilltop, but to be located
on a ridge line in that it meets the requirements in Section 502.3 (a) through (f).
Mary Welsh second the motion and it was approved unanimously.

Donna Leone made a motion to approve the variance under
Section 608(e)(8) for the monopole not to be painted but to have the galvanized steel
gray finish in that it meets the requirements in Section 502.3 (a) through (f). Mary
Welsh second the motion and it was approved unanimously.

Donna Leone made a motion to approve the variance under Section 608(e)(10)(a) to defer to the Board of Commissioners to determine whether a land development plan would be required in that it meets the requirements in Section 502.3 (a) through (f). Mary Welsh second the motion and it was approved unanimously.

Donna Leone made a motion to approve the request under Section 502.1 to extend the timeframe to obtain a building permit or certificate of use from 6 months to 24 months. Mary Welsh second the motion and it was approved unanimously.

ZHB24-18 – **Shorb, William**, 1403 Baltimore Street, Hanover, PA 17331. The applicant is requesting a variance to Section 203.2 (Area and Bulk Regulations) in order to construct an accessory structure which does not meet the rear setback requirements. The property is located at 1403 Baltimore Street, Hanover, PA 17331 in the R-15 Zone.

Donna Leone made a motion to approve the variance under Section 203.2 in that it meets the requirements in Section 502.3 with the stipulation of a 15-foot setback. Mary Welsh second the motion and it was approved unanimously.

ZHB24-19 – **Garcia Zepeda, Martin & Barajas, Blanca**, 299

Wirt Avenue, Rear, Hanover, PA 17331. The applicant is requesting a special exception to Section 407.2 (Expansion and Alteration) in order to demolish the existing dealership and construct a new building with a residence above. The property is located at 299 Wirt Avenue, Hanover, PA 17331 in the R-8 Zone.

Mary Welsh made a motion to approve the special exception to Section 407.2 in that it meets the requirements under Section 503.3. Donna Leone second the motion and it was approved unanimously.

The meeting was adjourned at 11:15 p.m.

Respectfully Submitted,

Christine Myers, RPR