

# PENN TOWNSHIP ZONING HEARING BOARD

MINUTES OF MARCH 8, 2018

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The Penn Township Zoning Hearing Board (ZHB) met on Thursday, March 8, 2018, at 7:00 p.m. in the Penn Township Municipal Building to conduct their reorganizational meeting. A list of visitors is on file in the Township Office. Secretary conducted the roll call of the ZHB.

Present: JoAnn Glossner, Chairman  
Brian Foster, Member  
David Clark, Member  
Larry Watts, Alternate  
Barbara Van Horn, Alternate  
Helen Klinepeter- Secretary  
Dennis Shatto – Solicitor  
Lenny Sizer, Zoning Officer

### **HEARING – Abundant Harvest Church, Docket 2018-01**

The ZHB opened the hearing at 7:05 p.m.

**Visitors Sworn In:** Helen Klinepeter, Joe Burget, Matthew Zang, Michael Conroy and Lenny Sizer

#### **Exhibits Presented:**

**Township 1** – Proof of Publication

**Applicant 1** – Plan of property

**Applicant 2** – Letter from Mr. Jerry and Gary Spease

Mr. Joe Burget of Burget and Associates represented the Abundant Harvest Church. Mr. Burget explained that there are two variances requested. The first variance is for the expansion of the existing building. This expansion will be in multiple stages. The request for a setback is better on than what is existing with the current building. Mr. Burget also produced a letter signed by Jerry and Gary Spease stating that they agree with the request.

Mr. Conroy asked if the plans would include a daycare in the future. Mr. Burget offered that may be in the future but is not planned at this time. That decision would in compass the parking and the use of the land.

Mr. Burget offered that the plan is to subdivide two lots off of this property to sell and generate money for the expansions. This lot does not meet the 120-foot-wide lot width at the front yard setback. A panhandle is not permitted in the Commercial District. There will be a backup septic area for the church lot and two septic areas for the 3<sup>rd</sup> lot. Mr. Burget offered that the Subdivision/Land Development Plan would be submitted after the variance has been granted.

The ZHB recessed from 7:21 p.m. – 7:37 p.m. Upon Foster/Clark motion, the ZHB voted unanimously to grant the first variance with the conditions that the tree line is observed and that no well will be placed within 100 feet of the property line.

Upon Foster/Clark motion, the ZHB voted unanimously to grant the second variance with the condition that no building shall be built in the panhandle.

The Hearing closed at 7:38 p.m.

### **HEARING – David Gates, Docket 2018-02**

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The ZHB opened the hearing at 7:40 p.m.

**Visitors Sworn In:** Helen Klinepeter, David Gates and Lenny Sizer

**Exhibits Presented:**

**Township 1** – Proof of Publication

Mr. Gates offered that he would like to replace his shed with a 12'x12' shed for storage of his wood pellets as presently he has to break the pellets down to carry them around the house. He needs a variance of the side setback of 1 foot; otherwise the shed would be at his back door. The shed would also sit in front of his house by 10 feet. Mr. Foster clarified the proposed location of the shed. Discussion commenced on the slope of the property. The Zoning Officer explained the lot.

The ZHB recessed from 7:46 p.m. – 7:50 p.m. Upon Foster/Clark motion, the ZHB voted unanimously to grant the variance

The hearing closed as 7:52 p.m.

**MINUTES** –Upon a Foster/Clark motion, the ZHB voted unanimously to approve the ZHB minutes of January 11, 2018.

## NEW BUSINESS

**By Laws** – Secretary and Solicitor explained that during the last hearing it was noted that not all residents were notified. The Township takes the list presented and mails out the hearing notices. The Zoning Ordinance states that the Township is to put a public notice in the paper and post the properties. The By-Laws extends notification to the Planning Commission with the results of a review for the Supervisors.

Solicitor and I were talking and feel that the by-laws should be amended to either state that the Township will confirm the addresses presented or generate the address presented. Secretary stated that she would prefer to confirm. Solicitor would draft an amendment to the by-laws for the Board to review.

Upon the completion of all business, and upon a Van Horn/Clark motion, the ZHB voted by majority to adjourn the ZHB meeting at 8:10 p.m.

Respectfully Submitted;

Helen Klinepeter  
ZHB Secretary