

PENN TOWNSHIP ZONING HEARING BOARD

MINUTES OF August 13, 2015

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The Penn Township Zoning Hearing Board (ZHB) met on Thursday, August 13, 2015 at 7:00 p.m. in the Penn Township Municipal Building to conduct a hearing concerning Maguire's Ford. 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, Vice-Chairman
David Clark, Member
Larry Watts, Alternate
Barbara Van Horn, Alternate
Lenny Sizer -Zoning Officer
Helen Klinepeter- Secretary
Dennis Shatto, Solicitor

HEARINGS

The ZHB opened the hearing at 7:00 p.m.

Visitors Sworn In: Helen Klinepeter, Lenny Sizer, Ryan Rohrer, Henry Holman II.

Mr. Shatto asked the Secretary the questions regarding the advertisement and posting of the property.

Mr. Rohrer explained that he needed a variance for the signs on the building and the pole sign. He continued that the Ford Motor Company dictates the number and types of signs to be used on the building. Solicitor asked if the pole sign that was removed was staying on the property. Mr. Rohrer stated the pole sign is being moved to a different location on the property as the old location was where the new building is being built. Solicitor asked where the sign would be placed. Mr. Rohrer explained that it is going in the location of the small building which was torn down. Solicitor asked if the Township has had a chance to determine if the new location meets the setback requirements. Zoning Officer stated that the sign is not within the setback. Mr. Rohrer stated that the building will be moved further into the interior of the lot. Solicitor asked if there were any other signs on the property. Mr. Rohrer offered the billboard can be seen from the building. Zoning Officer offered that there will be 10 signs plus the pole sign. The Zoning Officer offered that some of the building signs are directional.

The Solicitor asked if the billboard sign was part of the request. The consensus seems to be that the billboard is considered grandfathered. Solicitor asked the size of the billboard. Mr. Rohrer offered that it is approximately 30' x 15'. Mr. Foster asked if the signs would be illuminated all night long. Mr. Rohrer replied that the signs would be on a timer. Solicitor asked if the lights on the building are illuminated from behind. Mr. Rohrer replied the lights are inside the sign. Mr. Holman asked if any lights on the building will be shining on the ground or away from the building. Mr. Rohrer stated only the pole lights. Mr. Holman then explained the problems that have come to light. He offered that the light direction is being addressed by the Planning Commission. Mr. Holman offered that the Board of Supervisors supports this variance.

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The ZHB recessed from 7:20 until 7:30 p.m.

Upon a Foster/Clark motion, the ZHB voted unanimously to grant the variance request as presented.

After discussion, and upon a Foster/Watts motion, the ZHB voted unanimously to close the hearing at 7:31 p.m.

The Penn Township Zoning Hearing Board (ZHB) met on at 7:32 p.m. conduct a hearing concerning Debbie Kveragas. A list of visitors is on file in the Township Office.

HEARINGS

The ZHB opened the hearing at 7:32 p.m.

Visitors Sworn In: Helen Klinepeter, Lenny Sizer, Debbie Kveragas, Henry Holman II.

Mr. Shatto asked the Secretary the questions regarding the advertisement and posting of the property.

Ms. Kveragas offered that she would like to place a garage on her property. Shermans Creek Road runs through her property and the garage would be placed on the mountain side of the property. She offered that she would like to place the garage 20' from the road. She continued that the reason for the placement is the terrain and snow removal. There is only one person who resided after her and Duncannon Borough runs past her house on a daily basis.

Ms. Glossner asked why the difference in the application and what you are asking for now. The discussion commenced on what was wanted and what the planning commission recommended to the Board of Supervisors. Ms. Glossner offered that the drawing does not show how far you could go back into the mountain. She is concerned about getting into the steep slopes. Zoning Officer asked how far back can you go until the mountain starts to slope up. Ms. Kveragas offered that the distance is the 24'.

Mr. Foster asked what the structure is made of. Ms. Kveragas stated it is a pole barn with a brick until the ground meets. Mr. Holman asked if the contractor will place fill in behind the stone.

A discussion commenced on the steep slope and the position of the plan. Solicitor informed Ms. Kveragas the problem the ZHB has. Solicitor offered that Ms. Kveragas could ask for a continuance for the questions regarding the steep slopes to be answered. Ms. Kveragas asked for a continuance of this hearing. The Zoning Officer will be looking at the site to determine if a variance would be needed.

After discussion, and upon a Foster/Clark motion, the ZHB voted unanimously to continue this hearing on September 10, 2015.

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After discussion, and upon a Foster/Watts motion, the ZHB voted unanimously to close the hearing at 7:05 p.m.

Mr. Holman offered that his farm is now persevered and to look for more information on the date and time of a dedication ceremony.

MINUTES Upon a Foster/Clark motion, the ZHB voted unanimously to approve the ZHB minutes of July 9, 2015.

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

Respectfully Submitted;


Helen Klinepeter
ZHB Secretary