

# PENN TOWNSHIP ZONING HEARING BOARD

MINUTES OF DECEMBER 10, 2015

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The Penn Township Zoning Hearing Board (ZHB) met on Thursday, December 10, 2015 at 7:00 p.m. in the Penn Township Municipal Building to conduct a hearing concerning Norm's Tire and Auto, Inc. 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  
Barbara Van Horn, Alternate  
Lenny Sizer –Zoning Officer  
Dennis Shatto– Zoning Solicitor  
Helen Klinepeter- Secretary

### Exhibits

Applicant 1 – Plan showing Mr. Dehart's property. (Thomas C. Hoffman and Robert R. Hoffman, Jr.)

Township 1 – Plan showing the proposed subdivision on the property. (Robert D. Kerlin and Alice J.)

### HEARINGS

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

**Visitors Sworn In:** Helen Klinepeter, Norm Dehart, Jerry Philpott, Lenny Sizer

Mr. Shatto asked Mrs. Klinepeter asked the questions regarding advertising. Mr. Philpott introduced himself as Mr. Dehart's Solicitor. Mr. Dehart explained that he would like to purchase the warehouse to the north of his business. Mr. Philpott presented Exhibit Applicant 1 of Mr. Dehart's property Land Development Plan. Mr. Philpott offered that the properties are pre-zoning. Mr. Philpott offered that the property line is flexible. Mr. Foster asked if the parcel would be combined with Mr. Dehart's property. Mr. Philpott answered in the affirmative.

Mr. Shatto asked if what was presented by Mr. Philpott was accurate. Mr. Dehart answered in the affirmative. Mr. Shatto asked if there was a structure on the property that Mr. Kerlin owns and is it west of the private road. Mr. Dehart answered in the affirmative. He asked what the structure's use is. Mr. Philpott answered that it is currently unoccupied. Mr. Shatto asked if the warehouse was in use. Mr. Dehart answered that he is renting the structure for storage.

The Zoning Officer explained that the lots do not meet the lot area, rear or front setback requirement. The Zoning Officer explained that he has drawn a proposal for the line placement as per the Township Exhibit 1. Mr. Dehart offered that he could agree to the line placement.

Mr. Foster asked Ms. Klinepeter if the properties were pre-zoning. She responded in the affirmative. Mr. Foster asked if there any changes to the lots since then. She responded in the negative.

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The ZHB recessed from 7:20 until 7:45p.m.

Upon a Foster/Van Horn motion, the ZHB voted unanimously to grant the variance request as presented with the following conditions.

1. The property line will conform to Township Exhibit 1.
2. The property will be combined with Norm's Tire and Auto on one deed.
3. The Applicant received subdivision approval.

After discussion, and upon a Foster/Van Horn motion, the ZHB voted unanimously to close the hearing at 7:47 p.m.

**MINUTES** Upon a Foster/Van Horn motion, the ZHB voted unanimously to approve the ZHB minutes of September 10, 2015.

## NEW BUSINESS

Upon a Van Horn/Glossner motion, to recommend the re-appointment of Brian Foster for three years.

Upon the completion of all business, and upon a Van Horn/Foster motion, the ZHB voted by unanimously to adjourn the ZHB meeting at 7:50 p.m.

Respectfully Submitted;

  
Helen Klinepeter  
ZHB Secretary