

# PENN TOWNSHIP ZONING HEARING BOARD

MINUTES OF AUGUST 9, 2018

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The Penn Township Zoning Hearing Board (ZHB) met on Thursday, August 9, 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

### **HEARING – Harold Fry, Docket # 2018-06**

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

**Visitors Sworn In:** Helen Klinepeter, Charles Cook and Harold Fry

#### **Exhibits Presented:**

**Township 1** – Proof of Publication

**Applicant 1** Plot Plan

Mr. Cook represented Mr. Fry and offered that the hardship for the placement of the garage is the topography of the land. The location that is preferred is the place for the best stormwater containment. Mrs. Glossner noted that the letter from the Zoning Officer stated that this is the only place for the garage. Mr. Cook presented a plot plan that shows the Topography to a better advantage (Applicant 1 exhibit). Mr. Shatto asked about slopes. Mr. Cook stated that yes there is slope on the eastern side to a creek. The slope will not be affected by the construction. Mr. Shatto asked if the garage is in the floodplain. Mr. Cook stated that the house is about 40 feet above the creek. Mr. Shatto asked about the construction of the building. Mr. Fry responded that it will be a metal pole building. The ZHB recessed for deliberation at 7:15 p.m. At 7:24 the hearing reconvened.

Upon a Foster/Watts motion, the ZHB voted unanimously to grant Mr. Fry's variance request of section 1301.1,

The Hearing closed at 7.25 p.m.

**MINUTES** –Upon a Clark/Watts motion, the ZHB voted unanimously to approve the ZHB minutes of March 8, 2018.

### **NEW BUSINESS**

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**By Laws** – Solicitor presented the following amendment to the by-laws for approval.

The Township shall request the Applicant to provide the names and addresses of all owners of property within a distance of 200 feet from the subject property, and shall provide, by regular first-class mail, written notice of the hearing to all such owners not less than seven days prior to the date of the hearing. The notice shall identify the Applicant, the address of the property which is the subject of the hearing, the date, time and place of the hearing, and shall contain a summary of the requested relief. The Township shall not be obligated to verify the accuracy or completeness of the name and address information provided to it by the Applicant. The notice described in this section 6.4(D) is not required by law or ordinance. Failure by the Township to provide this notice, or lack of receipt thereof by an owner of property within 200 feet of the subject property, shall not constitute a defect in the hearing process or otherwise provide a basis for an appeal of the Board's decision.

Upon a Van Horn/Watts motion, the ZHB voted unanimously to approve the changes to the By-Laws.

Upon the completion of all business, and upon a Clark/Van Horn motion, the ZHB voted by majority to adjourn the ZHB meeting at 7:31 p.m.

Respectfully Submitted;

Helen Klinepeter  
ZHB Secretary