

-AGENDA-

HANOVER BOROUGH PLANNING COMMISSION MEETING

44 Frederick Street, Hanover, PA 17331

July 7, 2021 6:30PM

1. Approval of the Minutes

- a. June 22, 2021

2. New Business

Massaroni Subdivision Plan – 228 Broadway / 229 E. Chestnut Hanover, PA 17331

- a. Informal discussion of plan for possible recommendation to Council for approval in July.
- b. Plan Processing Workbook (included as handout)

Property owner/developer requesting approval for approval to subdivide an existing lot in half (splitting two principal uses). Design Engineer is Group Hanover, Inc. (GHI), 213 Carlisle Street, Hanover, PA 17331

Cherry Tree 5 Development – Sketch Plan / Trail Alignment

3. Old Business

None.

4. Communications

None, aside from those associated with the above summarized matters.

5. Zoning Matters

Zoning Hearing Applications:

- A Special Exception application was submitted by Ray S. Hoover for the property located at 10 Stock Street (parcel no. 67-000-17-0137), Hanover, PA. The applicant is proposing to provide for an Accessory Dwelling Unit (ADU) land use at the subject parcel, per Article IV Section 140-400 of the Hanover Borough Zoning Ordinance. The property is located in the R-3 Residential Zoning District. The apartment unit has been existing for 20+ years but was not formally approved/permitted. Applicant seeks to get the record cleaned up for a possible future sale.
- A Special Exception application was submitted by Wesley Sensenig for the property located at 200 East Middle Street (parcel no. 67-000-04-0485), Hanover, PA. The applicant is proposing to provide for a Multi-Family Building/Dwelling land use at the subject parcel, per Article III Section 140-302.B of the Hanover Borough Zoning Ordinance. The property is located in the R-5 Residential Zoning District. This project proposes to convert a former church (and parsonage) into a multi-family housing project.
- A Special Exception application was submitted by Aiello's Rentals, LLC for the property located at 118 – 120 Frederick Street (parcel no. 67-000-07-0063), Hanover, PA. The applicant is seeking a modification of the minimum parking requirements per Article V

Section 140-511.C.2.a of the Hanover Borough Zoning Ordinance. The property is located in the D Downtown Zoning District. The owner is looking to do an adaptive reuse of the building, with commercial and business services on the ground floor with residential on the upper floors (with a possible new floor). The site is the former “Affordable Computers” location.

- ✓ A Special Exception application was submitted by True Storage for a portion of the improved property located at 1155 Carlisle Street (parcel no. 67-000-19-0039), Hanover, PA. The applicant is proposing an Interior, Self-Storage land use per Article III Section 140-303.B and a modification of the minimum parking requirements per Article V Section 140-511.C.2.a both of the Hanover Borough Zoning Ordinance. The property is located in the Planned Development (PD) Zoning District. The project would convert the former J.C. Penney store into a climate controlled self-storage facility.

Zoning Ordinance Update:

The new Zoning Ordinance was advertised and adopted at the June 23<sup>rd</sup> meeting of Borough Council.

6. Public Comment
7. Adjournment