



HANOVER BOROUGH PLANNING COMMISSION MEETING

44 Frederick Street, Hanover, PA 17331

September 7, 2021, 6:30PM

-AGENDA-

1. Appointment of Commission Members

2. Approval of the Minutes

a. July 7, 2021

3. Old Business

None.

4. Communications

None.

5. Zoning Matters

Zoning Hearing Applications:

- A Zoning Application for a Variance was submitted by Robert and Beverley Bigham for the property located at 210 West Avenue, located in the R-1 Residential District. The applicant is proposing to add a roof over an existing front porch stoop at the subject parcel. Per Article III Section 140.302.D of the Borough Zoning Ordinance, the new structure will encroach into the front building setback area in the R-1 Residential District. This is their personal residence.
- A Special Exception application was submitted by Douglas Miller, 43 East Middle Street, Gettysburg, PA 17325 for the property located at 401 Carlisle Street, located in the Mixed-Use (MU) district. Mr. Miller is seeking a Special Exception for the use to create an "Entertainment or Recreation Facility, Indoor" under Article III Section 140-303.B.3. of the Borough Zoning Ordinance. The applicant is proposing to add 2 hitting lanes for softball/baseball and 3 pitching lanes on the 2nd floor. Hanover Glass & Mirror operate on the 1st floor of the building. A small gym area will also be available to teams using the facility. The proposed training facility would operate outside of Hanover Glass & Mirrors normal business hours.
- A Special Exception application was submitted by Aiello's Rentals, LLC for the property located at 243 Baltimore Street. The applicant is seeking a Special Exception for the use of "Dwelling, Multi-Family Building" per Article III Section 140.303.B.3 of the Hanover Borough Zoning Ordinance. The property is in the Mixed-Use (MU) Zoning District. The owner proposes to renovate a former illegal rooming house structure into four 2-bedroom residential (rental) apartments. The project will also add/construct a duplex structure on the property (as a Use by Right).
- A Special Exception application was submitted by Jonathan Lugo Fernandez, for the property located at 387 High Street. The applicant is proposing to operate the first floor of property, previously used as a store, as an Eating Establishment use, per Article III Section 140-303.B of the Borough Zoning Ordinance. The property is in the Mixed-Use (MU) District. The project would convert the first floor into an ethnic restaurant and the second floor would remain a residence.

- Wesley Sensenig resubmitted a Special Exception application for the property located at 200 East Middle Street. 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 in the R-5 Residential Zoning District. This project proposes to convert a former church (and parsonage) into a multi-family housing project. This application was denied by the Zoning Hearing Board and is being resubmitted with additional parking and further refinement of the strategy to preserve the church's exterior.

5. New Business

Review Draft Short Term Rental Criteria for Zoning Ordinance

6. Public Comment

7. Adjournment