

MINUTES OF THE HANOVER BOROUGH PLANNING COMMISSION

October 6, 2021

Chairman Seibel convened the meeting at 6:30 PM on Wednesday, October 6, 2021, in the Hanover Borough Municipal Building, 44 Frederick Street, Hanover, Pennsylvania, as advertised.

In attendance were Commission members Edwards, Funk, Hegberg, Roland, Seitz, and Chairman Seibel. Also, present were Staff Members Planning & Engineering Director Mains and Planning & Engineering Administrative Assistant Graham-Herrick. In addition, there were 4 members of the community present, including Merle Fetter and James Zartman who serve on the Zoning Hearing Board.

Approval of the Minutes: Mr. Funk moved, seconded by Mr. Hegberg to approve the minutes of September 7, 2021, meeting respectively as written. Motion carried.

Old Business: A discussion was held regarding the draft Short-Term Rental criteria proposed to be added to the current Zoning Ordinance. Mr. Mains noted that he will update the draft document, with noted concerns and recommended changes as a result of this discussion to present to Borough Council for adoption. Mr. Roland moved, seconded by Mr. Funk to recommend Borough Council adopt the Short-Term Rental criteria for inclusion in the Zoning Ordinance.

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

ZONING MATTERS

Zoning Hearing Application – Preliminary Rulings

Mr. Mains reported the preliminary rulings from the Zoning Hearing Board during their meeting on September 20, 2021, for the following applications:

Approval was granted for the Zoning Application for a dimensional variance submitted by Robert and Beverley Bigham, residing at 210 West Avenue, Hanover, PA.

Approval was granted for the Special Exception Application submitted by Douglas Miller, for the property located at 401 Carlisle Street to be used to create an “Entertainment or Recreation Facility, Indoor”.

The Zoning Hearing Board tabled the Special Exception Application submitted by Aiello’s Rentals, LLC for the property located at 243 Baltimore Street. The applicant was asked to explore additional onsite parking options for the project. This application will be acted on at

the next Zoning Hearing Board Meeting.

Approval was granted for the Special Exception Application submitted by Jonathan Lugo Fernandez, for the property located at 387 High Street.

Approval was granted for the Special Exception application submitted by Wesley Sensenig for the property located at 200 East Middle Street. The applicant plans to provide for a Multi-Family Building/Dwelling land use at the subject parcel.

New Business: Mr. Mains updated the Planning Commission on next steps for the updating the Zoning Ordinance. He will report to the November planning meeting with a draft scope of zoning edits that should be considered. He also reported that his department is currently working with iWorQ, the same company we have our cloud-based permitting platform with, to create licensing modules to track stormwater management sites, vacant properties, and rentals.

Public Comment: Merle Fetter presented a handout to members of the Planning Commission regarding specific concerns she has with the new zoning ordinance.

Adjournment: Chairman Seibel thanked all for their attendance this evening. Mr. Funk moved, seconded by Mr. Edwards to adjourn the meeting at 8:15PM. Motion carried.

Respectfully submitted,



Lisa M. Graham-Herrick
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Department of Planning & Engineering
Borough of Hanover