

Hanover Borough Council Conditional Use Public Hearing, April 18, 2022

President Reichart reconvened the public meeting of Hanover Borough Council from March 23, 2022 for continuation of a Conditional Use Public Hearing on Monday, April 18, 2022 at 6:00 PM in the Hanover Borough Council Chamber, 44 Frederick Street, Hanover, PA, as advertised.

The meeting was conducted in person and via Zoom Webinar with video presentation.

On roll call the following answered as present: Mrs. Funk, Mrs. C. Greenholt, Mr. G. Greenholt, Mr. Hegberg, Mr. Kress, Mr. Lockard, Mr. Reichart, Mr. Roland, and Dr. Rupp; Mayor Whitman; Solicitor Shultis; Manager Dunford; Secretary Felix and Stenographer Zepp. Councilor Mr. Fuentes was not in attendance due to medical reasons.

President Reichart turned the meeting over to Solicitor Shultis.

Solicitor Shultis noted that the applicant and the applicant's counsel were present, as well as Mr. Keriazes, party to the hearing.

Solicitor Shultis identified the Borough's exhibits, and there were no objections from the applicant's counsel:

Borough Exhibit #7 - Notice to applicant of the hearing  
Borough Exhibit #8 - Notice to adjoining landowners & mailing matrix  
Borough Exhibit #9 - Affidavit of publication in the Hanover Evening Sun  
Borough Exhibit #10 - Posting of property for the hearing

Attorney Shultis turned over the floor to Attorney MacNeal.

Attorney MacNeal called Mr. Timothy Staub as witness to continue his testimony, who was previously sworn and under oath.

Attorney MacNeal asked Mr. Staub if he prepared a parking study for the conditional use.

Mr. Staub stated that he had not prepared a parking study because enough time has not yet elapsed in order to gather comparisons from historical data regarding parking and traffic for short term rentals; short term rentals are a relatively new concept in zoning. He further noted that there are no criteria in the existing zoning ordinance for requirements for a parking study.

Attorney MacNeal asked if it was his opinion that there was insufficient data in the ordinance and insufficient data available for comparison in order to prepare a parking study.

Mr. Staub answered affirmatively.

Mr. Staub stated that he presented data from other parking studies for short term rentals from around the country at the March 23, 2022 hearing, including New Orleans, LA. However, there was no data of similar comparison to our region and population to develop a proper parking study.

Ms. MacNeal asked if the inability to prepare a parking would have any adverse impact on the application.

Mr. Staub stated he felt it would not have any adverse effect on the application. The applicant is providing the number of parking spaces that the Borough's ordinance is requiring based on the bed and breakfast designation.

Ms. MacNeal noted that the Borough does not currently have a provision for parking for short term rentals. Mr. Staub agreed.

Ms. MacNeal noted the parking allowance for the application is prepared with one space per unit or ten (10) spaces, as stated in the current zoning ordinance for a bed and breakfast use.

Ms. MacNeal asked Mr. Staub if he believes as a planner that there would be any need for more parking spaces.

Mr. Staub replied negatively.

Ms. MacNeal asked Mr. Staub if he thought that ten (10) spaces would be too many for a short term rental with five (5) bedrooms.

Mr. Staub answered affirmatively, but that it would depend on the use, and felt it could be reduced to better accommodate stormwater. He felt that a ten (10) space parking lot would be out of place with the existing neighborhood, and it would increase the amount of impervious coverage.

Ms. MacNeal asked Mr. Staub if he felt there were too few spaces.

Mr. Staub replied he felt there were not, given the restrictions.

Mr. Staub replied that he felt the parking is consistent with what is required in the current ordinance.

There were no questions from Council to the witness.

Mr. Keriazes stated he viewed the lot, and asked Mr. Staub if this use could be interpreted as spot zoning since it is surrounded with single family houses.

Mr. Staub replied he felt it would not, because spot zoning would indicate a different zoning on all other adjoining properties in the surrounding area. From the outside it would appear like a residence.

Mr. Keriazes recalled the last witness stated it was being built as a residence, and not a bed and breakfast, and asked if that was correct.

Mr. Staub stated he did not recall.

Mrs. Greenholt asked what kind of lighting is required for safety in the parking lot.

Mr. Staub stated he has not looked at the specific lighting requirements in the ordinance, but he felt a motion censored lighting would fit in with the surrounding properties.

Mrs. Funk asked if more lighting would be needed to accommodate ten (10) parking spaces because "normal" lighting would be for two (2) parking spaces in a typical residence.

Mr. Staub stated he has not looked at the zoning ordinance's lighting requirements, but if the light needs to be minimized to prevent the intrusion onto adjoining properties, at the very least cut-off lighting should be utilized.

Mrs. Funk asked what type of material would be used for the parking surface on the parking lot.

Attorney MacNeal objected since this questioning is beyond the scope of this witness. There is a witness that has designed and prepared a plan, and that is where this type of questioning should be indicated.

Solicitor Shultis agreed this is not the right type of question for this witness. It would be more appropriate to ask the applicant this question.

Attorney MacNeal called the applicant, Ms. Lora Cecere Hypes to testify.

The applicant was sworn in by Stenographer Zepp.

Ms. Lora Cecere-Hypes testified to the following when addressed by Attorney MacNeal:

- Applicant Lora Cecere-Hypes is the sole owner of 213 Primrose LLC; said entity owns the properties at 213 Primrose Lane & 209 Primrose Lane.
- Ms. Hypes has lived at 7 Dart Manor Court since August 2019, and she planned to build the short term rental in July 2019.
- She wanted a swimming pool, and reviewed the property at 5 Dart Manor Court since it was available, and she desired to open it for a bed and breakfast with a swimming pool. Mr. Mains suggested she wait for the new zoning ordinance to be approved with the conditional use provision in order to move forward.
- After review, Ms. Hypes decided that 5 Dart Manor Court would require a substantial renovation, and then she moved forward with Lots 4 & 5 Primrose Lane.
- Mrs. Hypes stated that Mr. Mains recommended that she should wait for the adoption of the new zoning ordinance in order to proceed. She stated she purchased the property in February - March of 2021, and the lots were merged.
- The zoning ordinance was adopted in June 2021, and that is when she filed the first zoning application for a conditional use for a quilting retreat at Lots 4 & 5 Primrose Lane.
- Ms. Hypes testified that she has been in the process of seeking zoning approval since 2019.
- Ms. Hypes stated that the minutes of the Planning Commission reflected that the use was to be quilting/manufacturing; she asked for the minutes to be changed, but they were never changed. The second conditional use application was filed as only a short term rental use, without sales and services, which is an authorized use in the R-1 and R-5 zoning districts.

Attorney MacNeal referenced Applicant's Exhibit #11, and Ms. Hypes testified as follows:

- Exhibit #11 is the Hanover Borough zoning map.
- The starred area on the map is the subject of the application.
- Ms. Hypes is the owner of the property, and it is located in the R-1 and R-5 zoning districts.

Attorney MacNeal referenced applicant's Exhibit #9, an excerpt on page 37 of the Hanover Borough Zoning Ordinance and asked Ms. Hypes what it indicates in relation to short term rentals, and Ms. Hypes testified as follows:

- Ms. Hypes stated it references a permitted conditional use in the R-1 & R-5 zoning districts.
- The first conditional use application was for a quilting retreat that was denied by the Borough.
- The second conditional use application was just for a short term rental use, removing accessory businesses.
- The application presented this evening is just for a short term rental use.
- Ms. Hypes rented Grandview Plaza for her quilting business sales and classes.
- At time of denial of the second application, there was a concern regarding the amount of off-street parking.
- It was the Borough's determination that the approximate use on her application was similar to a hotel-motel or bed and breakfast use for determining the amount of required parking.
- Ms. Hypes stated the basis of the denial of the second application was because adequate off-street parking was not provided. Denial of the second application was due to insufficient number of parking spaces and parking lot standards of the ordinance.

Attorney MacNeal referenced applicant's Exhibit #10 – site plan, by Hanover Land Services, submitted with application, and Ms. Hypes testified as follows:

- Ms. Hypes stated there are now ten (10) parking spaces. Ms. Hypes stated she did not believe that the use would need ten (10) parking spaces; she only provided this in order to provide one (1) space per occupant.
- Ms. Hypes stated the total lot area is just under a half-acre. The lot is currently unimproved.
- Ms. Hypes obtained a building permit to build a home and parking; she understands she may have to reapply if the conditional use is approved.
- Ms. Hypes described the proposed property to be built, and that she would provide adequate landscaping in coordination with the ordinance. There will be no products or services sold at the property.
- Ms. Hypes believes there will be sufficient area for stacking snow for snow removal, and understands that parking lots must be kept clear of snow, even if it has to be hauled offsite.
- Ms. Hypes stated applicant's Exhibit #8 shows the front and side of the proposed building. Bon Ton Builders provided the drawings.

Attorney MacNeal referenced applicant's Exhibit #10 and Ms. Hypes testified to the following:

- Ms. Hypes understands that there can be no additional impervious surface added.
- Ms. Hypes is aware of stormwater concerns in the area, as she lives adjacent to this property.

- Ms. Hypes first heard of stormwater concerns in this area in February – March 2019 prior to moving in.
- Ms. Hypes stated that she constructed a swale behind her house to address stormwater concerns. Mr. Mains designed the plan for the swale, and Bon Ton Builders built it. The swale is right behind her pool at 7 Dart Manor Court, but it is not shown on the drawing.
- Ms. Hypes stated she is willing to provide any necessary stormwater easements.
- Ms. Hypes is aware she cannot discharge any more stormwater after construction than was discharged prior to construction.

Attorney MacNeal referenced the floor plan submitted with the application, and Ms. Hypes testified as follows:

- The interior is a five (5) bedroom house, with five (5) bathrooms and two (2) additional baths, a great room, and a kitchen designed for a short term rental. The house will be rented fully furnished.
- Ms. Hypes will not be cooking or providing meals at the short term rental.
- The short rental will be marketed on the internet to crafters for a Thursday through Sunday rental. The house cannot be rented for day rentals only; it also cannot be rented for a whole week, but must be specifically Thursday through Sunday. Ms. Hypes intends to abide by that stipulation.

Attorney MacNeal referenced Applicant's Exhibit #12, and Ms. Hypes testified as follows:

- Ms. Hypes testified that Exhibit #12 is a short term rental agreement that she would use for the rental of the home.
- Ms. Hypes described the term of rental, stipulations and quiet hours.
- The total occupancy will be limited to ten (10) occupants, with no guests under 18, and no visitors. A deposit will be paid, and must be forfeited in the event of noncompliance. Parking is expected to be limited to no more than five (5) cars, even though ten (10) spaces are required to be provided.
- Ms. Hypes stated that she will collect and pay the excise tax.
- Neighbor Betsy Beal will be the property manager. Mrs. Beal lives next door; if she is unavailable, Ms. Hypes will manage the property in her absence.
- There are designated areas for trash collection.

Attorney MacNeal referenced Exhibit #19 which are rules and regulations for the rental of the property, and Ms. Hypes testified as follows:

- Ms. Hypes summarized the rules of compliance for the short term rental.
- The process for rental would be that the short term rental will be advertised, then a contract will be signed, making sure applicants understand the rules, and the deposit will be paid. If there is a group, a coordinator will sign the contract.
- The property will be cleaned and set up for the next renter.

- Ms. Hypes replied that issues of trash collection will be no different than a single family home. Ten (10) is the maximum number of occupants. No dumpster is proposed.
- Trash will be set out Wednesday night or Thursday morning prior to pick up by Ms. Hypes or Mrs. Beal.
- There will be no signage. There will be two (2) large lights on the garage with two (2) motion sensors and landscape lighting.
- Ms. Hypes is willing to provide additional lighting if the Borough requests.
- There will be no commercial deliveries to the property.
- Ms. Hypes stated that she knew of other properties in the neighborhood who receive deliveries via van; no deliveries are anticipated for this property other than food deliveries or other small deliveries.

Attorney MacNeal referenced applicant's exhibit #9, and reviewed the definition of a short term rental on page 1. Ms. Hypes testified as follows:

- The short term rental will be managed by a local firm, person or corporation.
- There will be overnight lodging less than thirty (30) days.
- The County excise tax will be paid.
- Ms. Hypes agreed that the hotel excise tax must be paid, and that it is provided for in the rental agreement.
- Ms. Hypes stated she felt that her application complied with the Borough's short term rental policy.
- Ms. Hypes stated that no short term rental policy had been adopted by the Borough at this time.
- Ms. Hypes stated that she is not aware of any specific criteria for short term rentals in the existing Borough zoning ordinance.
- Ms. Hypes stated that she has reviewed the general criteria for conditional use applications.
- Ms. Hypes stated she felt that the proposal conforms to all applicable zoning ordinance regulations, noting that Hanover Land Services told her the proposal conforms with all dimensional R-1 and R-5 zoning regulations.
- Ms. Hypes stated that she felt the parking to be sufficient with ten (10) spaces, based on the second denial.
- Ms. Hypes stated she is aware of a draft zoning amendment.
- The use conforms with all uses for the R-1 and R-5 zoning district.
- Ms. Hypes agreed that if the draft ordinance provides for seven (7) parking spaces, she believes that would be sufficient.

- Ms. Hypes agreed that if Council requested the parking spaces to be reduced from ten (10) spaces to seven (7) spaces she would have no problem with that.
- Ms. Hypes stated that she believes her application is in compliance with all state and federal regulations.

Attorney MacNeal referenced applicant's Exhibit #14, a portion of the Borough's Comprehensive Plan, and Ms. Hypes testified as follows:

- Ms. Hypes stated she read the document.
- Ms. Hypes believes her revised use is consistent with the Borough's zoning ordinance and the adopted comprehensive plan.
- Ms. Hypes agreed that in all residential districts some variety of small businesses are included. The short term rental is an authorized use; they are not asking for a zoning change.
- Ms. Hypes feels the use will not add traffic congestion, but will have minimize traffic, and will have minimal impact to the neighborhood. Ms. Hypes believes the short term rental with one house on two (2) lots would generate less traffic than if there were two (2) single family residences.
- The conditional use will add no on-street parking, will not be a public safety hazard, will have no hazardous materials stored on the property, and will provide adequate site design for harmonious consistency to the neighborhood.
- Ms. Hypes stated she is aware that there are other existing small businesses in the neighborhood, i.e., no impact home-based businesses.
- Ms. Hypes would accommodate any special conditions attached by Council.

In reference to applicant's Exhibit #15 – Ms. Hypes read the following proposed conditions:

- No retail sales or services
- No classes held on property
- No day rentals, and no weddings
- No on-street parking
- Use of property follows short term rental agreement provided
- If 213 Primrose LLC no longer owns the property, the short term rental will be terminated, and 213 Primrose LLC will not be sold; she will state this in her will.
- Ms. Hypes stated that she will also comply with the provision for an annual inspection, and she is willing to add that as a condition of approval, but she would like the annual inspection to be defined.
- Ms. Hypes believes the only major distinction from the Nov. 2021 application would be in reference to stormwater and parking, which have been changed to comply with Borough regulations.
- Ms. Hypes recalls reading Applicant's Exhibit #16 which is the Council denial of the second application.
- Ms. Hypes believes that the second application met all conditions except parking.

- Ms. Hypes believes that the current application is in compliance with the Borough's regulations and ordinance.

Borough Solicitor Shultis asked for questions of the applicant from Hanover Borough Council.

Mayor Whitman asked how people utilizing the short term rental will get to the property on the other side of town.

Ms. Hypes stated it is a separate business, and there is no connection.

Mrs. Funk referenced a workshop building on the plan, and asked what will be in the workshop.

Ms. Hypes replied it is a place for storage of a riding lawn mower, yard equipment, trash cans, snow blowers, etc.

Mrs. Funk asked for assurance that no classes will be held there, and asked if the workshop is more like a utility garage for storage.

Ms. Hypes replied that contractors for lawn and snow removal will have access to this space.

Mrs. Funk asked if the workshop will be used as a utility shed.

Ms. Hypes replied affirmatively, and that there will be no classes, products or services in the garage.

Mrs. Funk asked if seven (7) to ten (10) people would be staying there at one time, and about the related vehicles parking there.

Ms. Hypes stated that she believes most people will fly in to BWI, and will likely ride together to the short term rental.

Mr. Kress asked how long the storefront lease is to the other property.

Ms. Hypes replied she has a three (3) year lease.

Mr. Reichart asked Ms. Hypes if she was living on Dart Manor Court since 2019; Ms. Hypes rented in Hanover prior to moving to Dart Manor Court.

Ms. Hypes replied affirmatively and that she owns the property as an individual at 7 Dart Manor Court.

Mr. Reichart asked Ms. Hypes if she ever rented out 7 Dart Manor Court.

Ms. Hypes replied that she has never rented out the property at 7 Dart Manor Court.

Mr. Reichart expressed confusion regarding Ms. Hypes' personal residence verses the building designated for a short term rental.

Ms. Hypes stated she wanted to do something that she enjoys in close proximity to her home. She wants to stay out of an airplane and do something that she enjoys.

Mr. Reichart asked Ms. Hypes if she has ever personally rented a residential property.

Ms. Hypes stated she has stayed in approximately fifty (50) per year in the last seven (7) years.

Mr. Reichart asked if it was common in her experience to have the owner so close in proximity to the short term rental.

Ms. Hypes stated that typically the property manager in most situations has been far more remote, but it was her preference to be in close proximity.

Mr. Reichart asked if usually the property manager is just there for check in and check out.

Ms. Hypes replied that is true.

Mrs. Funk asked if the home will be strictly used as a rental for relaxation and in no way will there be any retail classes.

Ms. Hypes agreed there will be no sales of products or services in the short term rental.

Mr. Greenholt asked if Ms. Hypes has a retail location that was originally supposed to be in this residence, and if she doesn't expect her guests to be travelling to the retail, to explain what the draw is to the rental.

Ms. Hypes stated there is a group of people who do low impact crafting, similar to hunting or fishing groups, who like to get away and be together with like-minded people. The short term rental will serve as a place to get away.

Mr. Greenholt asked if Ms. Hypes is targeting people who do crafts who want to get away, and that the short term rental would have nothing to do with retail crafts.

Ms. Hypes agreed with Mr. Greenholt's statement.

Mayor Whitman asked if renters can still quilt in the house.

Ms. Hypes replied affirmatively that renters can just bring their own supplies and equipment for whatever type of crafts they wish to do.

Mrs. Funk asked if all quilting machines will be located at the retail store.

Ms. Hypes replied affirmatively.

Solicitor Shultis asked if there were any other questions from Council for the applicant.

Solicitor Shultis asked if Mr. Keriazes had any questions for the applicant.

Mr. Keriazes replied he had no questions for the applicant.

Solicitor Shultis noted in order to clarify the condition of applicant's Exhibit #15 condition #6, that states if 213 Primrose LLC no longer owns the property, the short term rental would be terminated. He asked in the event that the applicant should sell the entity of 213 Primrose LLC to a third party, if she agrees that the short term rental use will be terminated.

Ms. Hypes stated she does not intend to sell 213 Primrose LLC. If she sells the property, the short term rental will also be terminated.

Attorney MacNeal asked Ms. Hypes in relation to the distinction between selling the property and the LLC, to please confirm that this same condition would apply should she sell her interest in the LLC, such that she would no longer be the owner of 213 Primrose LLC and to confirm that the property would also no longer operate as a short term rental.

Ms. Hypes agreed to the above condition. The property would be designated as a single family residence.

Solicitor Shultis asked Ms. Hypes if no more than ten (10) people can occupy the short term rental at one time, could there be more than one entity to rent the short term rental at the same time, or could there be another group there at the same time?

Ms. Hypes replied that would not be allowed.

Solicitor Shultis asked Ms. Hypes to define what she means by "low impact craft."

Ms. Hypes stated a low impact craft would be environmentally friendly. No oil painting, low noise, no flames, no discharge, things like scrapbooking, weaving, quilting, etc. It could be rented for a family retreat as well, as long as all rules are followed.

Solicitor Shultis asked if Ms. Hypes' intent was to rent to anyone who agrees to follow the rules; it would not have to be limited to low impact crafting.

Ms. Hypes replied affirmatively, as long as the rules are followed.

Solicitor Shultis asked if there were any more questions from Council.

Mrs. Funk asked if she would have one person sign on behalf of a group, if they are all adults, how do you get them all to abide by the rules or how are the rules to be enforced.

Ms. Hypes stated no one is allowed under the age of 18. The coordinator signs, if there is an infringement, then the property manager speaks with the coordinator, and if rules are not followed, they can ask the people to leave.

Mr. Reichart asked Ms. Hypes if she will rent exclusively to a designated coordinator of a group, will she also rent to a corporation? Ms. Hypes stated if it is a corporation, it will be an individual signing as agent. Mr. Reichart asked if she would allow for a corporation to rent the property. Ms. Hypes stated that the person in charge must sign as representative or agent for a corporation. Ms. Hypes replied that the person in charge of those in a group at the short term rental would be the designated signor.

Attorney MacNeal asked for clarification. She asked Ms. Hypes about the possibility of a family retreat, and in general would the use of the rental have to be low impact.

Ms. Hypes replied affirmatively to both statements.

Mr. Roland summarized the conditional use application which began as a quilting retreat, then the retail was moved to a second place, and now this place is just going to be a motel of sorts for people that were originally going to be crafters. Mr. Roland asked Ms. Hypes to explain the evolution of the project.

Ms. Hypes stated the short term rental has a legal use and complies with the ordinance in R-1 and R-5 for a short term rental, and she feels that she has done everything to comply with the Borough's regulations, in the absence of a clear policy. The prior application was for quilting and sales. The Planning Commission minutes reflect "quilting/manufacturing," which she stated was incorrect and asked for the minutes to be changed, as that was never her intent. Although the second application did not have sales

of products or services, it was denied due to lack of adequate parking. There was no parking policy Borough's current zoning ordinance, just a requirement for no on-street parking. Ms. Hypes applied for a third conditional use, with adequate parking and no sales of products or services, which is consistent with the reason for denial of the second application. She stated it was never her intent not to comply with the Borough's policy.

Mr. Roland thought it was going to be a place with other activities that did not fit the definition of a short term rental. Now the other activities are happening in Penn Township. He questioned how this matter would be enforced, to ensure that no retail sales and services are provided at the property.

Ms. Hypes pointed out that the short term rental is an authorized use under the ordinance, and hopefully as administrators of the ordinance, she hopes the Borough has considered how they would enforce same.

Attorney MacNeal noted that Ms. Hypes knows that accessory uses are not permitted under the short term rental regulations, and that is why they were moved to another location. Ms. Hypes stated she looked for another facility where classes could be held and products and services could be sold. This (third) conditional use application is the same as the second application except for the parking and size of the house. There will be no products, no services, and no sales of any type.

Attorney MacNeal noted Ms. Hypes understands that based on the first denial, the retail sales of products and services were moved to another location.

Mrs. Funk asked Ms. Hypes how she is going to make it look like it is not a commercial parking area.

Ms. Hypes stated there will be fencing with climbing hydrangea and professional landscaping. There will be a trellis around the parking spot, and it will be well maintained.

Solicitor Shultis asked if the applicant has any more witnesses.

Attorney MacNeal replied there were no more witnesses for the applicant, and moved for applicant exhibits #1 through #16 to be admitted.

Mr. Shultis asked Mr. Keriazes if there were any objections for the exhibits to be admitted onto the record.

There were no objections.

Mr. Shultis noted the applicant's exhibits are now admitted.

Attorney MacNeal stated that the applicant rests.

Solicitor Shultis called on Mr. Keriazes for his questioning and comment.

Mr. Keriazes asked how the Borough is going to police this operation. If there is a group of people utilizing a facility, and too many restrictions are placed, it will be difficult to enforce. Mr. Keriazes stated he does not understand the concept of a short term rental in new construction. If there are houses that are older and no longer feasible for a single family residence, it would make sense, but not in new construction, in his opinion. The house is being built as a convenience next to a residence, and it is Council's prerogative to approve or disapprove.

Mr. Shultis asked Council if they had questions for Mr. Keriazes.

Mrs. Funk asked Mr. Keriazes if Ms. Hypes gave him a different perspective through her testimony than he had before.

Mr. Keriazes replied that no, however he believes it would be difficult to control people and how to police that. He wanted to make sure all code regulations are followed, including fire regulations, grease traps, etc.

Mr. Shultis opened the hearing for Public Comment:

Merle Feder, 173 Primrose Lane was sworn in by Stenographer Zepp. Her question was in regard to the swale and stormwater runoff. Anyone who lives on Primrose Lane knows that there is a serious water problem. The swale leads directly to a stream on the back side of Primrose Lane. The amount of impervious surface being created here is not going to help this problem. She has lost four (4) feet of her backyard. Others have put in rock retaining walls, and they work but they do not work well enough. This is a problem that should be considered.

Betsy Beall, 390 Dart Drive was sworn in by Stenographer Zepp. Ms. Beall stated she does not understand why people are angry with this proposal or the applicant. Council persons were elected to serve the citizens of Hanover and citizens need to know that they should be able to trust Council to make good decisions on the policies that they have enacted. All of the closest neighbors are in favor of this proposal.

Mr. Keriazes asked to address Mrs. Beall; Mr. Shultis stated that cross examination of the commentors is not a good idea at this time.

Mr. Keriazes stated he resented Mrs. Beall's visual reference to him during her comments, and asked that this be placed on the record.

Mr. Shultis confirmed affirmation from Council members, that no decision would be made this evening.

Mr. Shultis stated that Borough Council has forty-five (45) days to make a decision, and citizens will be notified of the date and time of the decisional hearing.

The public hearing adjourned at 7:45 PM.

Respectfully submitted,

Dorothy C. Felix  
Borough Secretary