

**PENN TOWNSHIP
ZONING HEARING BOARD
MINUTES OF JULY 7, 2016**

ATTENDANCE

Board Members Present:

Dale Rohrer

Gerald L. Wolfe

Steve Bushey

Justin Wolgemuth

Aaron Kopp

Dick Shellenberger, Supervisor

Daryl Lefever

Shawn & Cohen Sensenig, residents

Dale Nolt, resident

Daniel Bollinger, resident

James Welch, MWN

Judy Grillo, PA Property Investors, LLC

Tim Strosser, Studio 810 Design

Mark Henise, ELA Group

Others:

Harry Smith, Zoning Officer

Melvin Newcomer, ZHB Solicitor

Brenda Pardun, Stenographer

Richard Landis, Supervisor

Call to Order - 7:00 P.M.—D. Rohrer, Vice Chairperson

Approval of Minutes from June 8, 2016 - A motion was made by S. Bushey with a second by G. Wolfe to approve the Minutes, and all approved unanimously.

Reorganized: D. Rohrer nominated G. Wolfe as Chairman with a second by S. Bushey and all approved unanimously. G. Wolfe welcomed A. Kopp as a new member.

Witnesses were sworn in by the court reporter.

Solicitor explained party status, Daryl Lefever requested party status. S. Bushey made a motion to grant party status to Daryl Lefever with a second by D. Rohrer and all approved unanimously.

Case # 877- Scott & Judy Grillo are requesting variances and special exceptions to allow a gathering venue & a bed & breakfast at 745 Fruitville Pike, Manheim in the T-2 Agricultural Zoning District.

James Welch, of McNees Wallace & Nurick LLC and Tim Strosser of Studio 810 presented the case for PA property Investors, LLC. The applicant is proposing a gathering venue at 745 Fruitville Pike, in the T-2 Agricultural Zone. James Welch presented a request to allow, by special exception, the use as a “use not provided for”; a variance to allow stacked parking under the barn and in the alternative, a use variance to permit an events/gathering venue in the T-2 Agricultural District.. Tim Strosser presented details of the alterations to the site. Mark Henise of ELA offered testimony as an expert in traffic engineering. After much discussion with considerable direction from Mel Newcomer, Solicitor, J. Wolgemuth made a motion to deny the Special Exception with a second by D. Rohrer and all approved unanimously.

J. Wolgemuth made a motion to approve the variances for both the use and parking with a 2nd by S. Bushey. All approved except G. Wolfe, who voted to deny both variance requests.

Meeting adjourned at 9:00 p.m.

Respectfully Submitted,
Harry Smith, Zoning Officer