

**PENN TOWNSHIP  
ZONING HEARING BOARD  
MINUTES OF SEPTEMBER 14, 2016**

**ATTENDANCE**

Board Members Present:	James Sanchez, PE, Sanchez Engineers
Gerald Wolfe, Chairperson	John Drobnak, applicant
Dale Rohrer, Vice-Chairperson	Ken Carper, Kenneth Homes
Steve Bushey	Jim and Joan Erb, residents
Justin Wolgemuth	Brian Rineer & Karen Brubaker
Fred Hammond, Alternate	Paul Sparano, resident
	Claire Chirington
	Tom Biers, resident
Others:	
Sharyn Young, Zoning Officer	
Richard Landis, Supervisor	
Melvin Newcomer, ZHB Solicitor	Tony Luongo
Brenda Pardun, Stenographer	Rick and Deb Woodcock, residents
	Tim Hamilton, resident
	Al Hamilton, resident

The meeting was called to order at 7:00 PM by Mr. Wolfe.

Minutes

Motion was made and seconded to approve the minutes of August 10, 2016, as written; the vote was unanimous in favor of the motion.

Request for Time Extension

Motion was made and seconded to grant a one year time extension to Henry and Kathryn Stoltzfus of Stable Hollow Construction to record and complete the land development plan addressed by the Board at Case #823; the vote was unanimous in favor of the motion.

Case #880: John Drobnak, Applicant

The Applicant sought a variance from the requirements of Section 27-209.1 of the Zoning Ordinance, to allow construction of a storage building at the rear of the property at 374 S. Main Street, Manheim, in the T-5C Commercial Zoning District. The Ordinance requires construction at the build-to line at the front of the property.

Debra and Rick Woodcock of 374C S. Main Street, Manheim, and Tom Biers of 390-398 S. Main Street, Manheim, sought and were granted party status with no objection by the Applicant. All witnesses were sworn in by the court reporter, including those residents seeking party status.

Engineer James Sanchez presented the case on behalf of the applicant. The Applicant proposed to construct a building for storage and limited repairs of the equipment he uses in his contractor business. The property fronts on Shimp Alley, a private alley accessed from S. Main Street. There is no frontage on S. Main Street. Mr. Sanchez explained that given the configuration of the property, location of the existing house, and frontage on the private alley, it would not be possible to construct the building at a build-to line along Shimp Alley. Mrs.

Erb expressed concern about potential problems caused by equipment traveling the alley. Mr. Biers expressed concern about the stormwater runoff that would be created by the building. Mr. Sanchez explained that the stormwater runoff would be addressed at the time of land development approval, but should reduce the runoff from the existing condition.

After discussion, motion was made by Mr. Bushey and seconded by Mr. Rohrer to approve the variance with the conditions that the Applicant adhere to all testimony offered on his behalf, and that he obtain all other necessary governmental approvals and permits. The vote was unanimous in favor of the motion.

#### Case #881: Kenneth Homes, Applicant

The Applicant sought special exception approval in accordance with the requirements of Section 27-202, Table 27-202, and Section 27-426 of the Zoning Ordinance to allow construction of a single family dwelling with in-law quarters at 253 Loghes Drive, Manheim, in the T-5R TND Zoning District.

Paul Sparano of 245 Loghes Drive, Manheim, sought and was granted party status with no objection by the Applicant. All witnesses were sworn in by the court reporter, including the resident seeking party status.

Builder Kenneth Carper of Kenneth Homes presented the case on behalf of the future homeowners, Brian Rineer and Karen Brubaker. The Applicant proposed to construct a single family detached dwelling with in-law quarters for Ms. Brubaker's mother. Mr. Carper testified that the proposed accessory unit would be an addition located to the rear of the house, with no separate entrance; access would be through the main house. Mr. Sparano asked if the in-law suite could ever be rented out as an apartment; Mr. Newcomer advised that it could not.

After discussion, motion was made by Mr. Bushey and seconded by Mr. Hammond to approve the special exception with the conditions that the Applicant adhere to all testimony offered on his behalf, and that he obtain all other necessary governmental approvals and permits. The vote was unanimous in favor of the motion.

#### Adjournment

Motion was made by Mr. Bushey and seconded by Mr. Rohrer to adjourn the meeting at 7:45 PM; the vote was unanimous in favor of the motion.

Respectfully submitted,  
Sharyn Young, Zoning Officer