

**PENN TOWNSHIP
ZONING HEARING BOARD
MINUTES OF FEBRUARY 14, 2018**

ATTENDANCE

Board Members Present:

Gerald Wolfe, Chairperson
Steve Bushey
Aaron Kopp
Justin Wolgemuth
Fred Hammond

Others:

Richard Landis, Township Supervisor
Melvin Newcomer, ZHB Solicitor
Brenda Pardun, Stenographer
Jacob Neunschwander, Resident
Darvin Weaver, Property owner
Joseph Gochenauer, JR. Representing Parents who are
Township Residents
Matthew Reeser, Zoning Officer

Council/Representative for Applicants:

Caroline Hoffer, Barley Snyder, council for
applicant, JBT
David Keener, applicant representative, Rodney
Weaver

Applicants:

Dee Carpenter, Jonestown Bank and Trust,
Branch manager, applicant representative, JBT
Rodney Weaver, applicant

The meeting was called to order at 7:03 PM by Mr. Wolfe.

Minutes

Mr. Wolfe explained to those in attendance, that alternate Zoning Hearing Board Member, Fred Hammond would be filling the empty seat on the Board, due to Mr. Rohrer's absence if there were no objections, of which there were none.

Mr. Bushey made the motion to approve the minutes of January 10, 2018, as written and Mr. Hammond seconded; the vote was unanimous in favor of the motion.

Mr. Wolfe asked if the property had been properly advertised as required? Zoning Officer Matt Reeser stated that it had. He next requested that anyone from the audience that thought they might like to speak during the hearing, be sworn in by the court reporter.

All persons whom wished to speak, were sworn in by the court reporter.

Township Zoning Hearing Board Solicitor, Melvin Newcomer explained to all persons present, procedure and regulations for both the Hearing and achieving party status as written in the *Pennsylvania Municipalities Planning Code*.

Case #894 Jonestown Bank and Trust Company

Caroline Hoffer explained that she was representing Jonestown Bank and Trust and would be presenting the case with Ms. Carpenter. Ms. Hoffer stated that she was presenting several items to be considered exhibits for the case. They were entered as required and were accepted by Mel.

Ms. Hoffer explained to the members of the Board the current layout of the subject property, as well as the location and style of the proposed additional ground sign, as well as traffic flow for the area. Ms. Hoffer and Ms. Carpenter explained that they felt that people driving past the existing bank, weren't aware of how to get into the banks parking lot and or simply didn't know the bank was located on the site. There were some brief conversations amongst the Board regarding the proposed additional sign. Mr. Wolfe stated that he doesn't feel the additional sign will affect the business and may even adversely affect the existing traffic flow for the complex. He was lastly concerned about the other future tenants of the center requesting additional signage. There was also a question by Mr. Wolgemuth as to why the applicant is seeking a variance for something that they were aware of when they built the bank originally. He stated, that with technology, he didn't feel that an additional sign was necessary and that the applicant didn't reach the required burden for approval by the Zoning Hearing Board. There was a motion made by Mr. Bushey that was seconded by Mr. Kopp to approve the variance.

The motion passed but was not unanimous. Mr. Kopp, Mr. Bushey, and Mr. Hammond approved the variance, and Mr. Wolfe and Mr. Wolgemuth did not.

Case #895 Rodney Weaver applicant, Darvin and Dayna Weaver, property owners

Mr. Joseph Gochenauer, JR and Mr. Jacob Neunschwander requested party status. After explaining that they either represented their parents and or were neighbors of the subject property, subject status was granted. The motion was made by Mr. Hammond and seconded by Mr. Bushey. The motion was voted on and passed unanimously.

Mr. Keener explained the proposed use of the subject property currently and that it was proposed that the applicant be permitted to use a portion of the property as a Farm Occupation, should it gain Special Exception approval. After the application was read, questions were raised by the Board with regards to how the vehicles that were to be worked on would arrive to the property and how long they would remain on the property. It was explained by Mr. Weaver, that should he gain the requested permission, he would abide by the terms set forth by The Zoning Hearing Board.

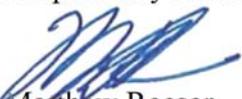
Mr. Gochenauer stated that he encouraged the approval of the Special Exception, as did Mr. Neunschwander.

There was a motion made by Mr. Bushey which was seconded by Mr. Wolgemuth to approve the Special Exception, to allow the Farm Occupation on the subject property. The motion passed unanimously.

Adjournment

There was a motion to adjourn the meeting at 8:13pm, made by Mr. Kopp; which was seconded by Mr. Bushey. The vote was unanimous in favor of the motion.

Respectfully submitted,



Matthew Reeser
Township Zoning Officer