

**PENN TOWNSHIP
ZONING HEARING BOARD
MINUTES OF July 11, 2018**

ATTENDANCE

Board Members Present:

Gerald Wolfe, Chairperson
Dale Rohrer, Vice-Chairperson
Steve Bushey
Aaron Kopp
Justin Wolgemuth

Kevin Varner, Diehm & Sons
Brad & Shana Eberly, applicants

Others:

Richard Landis, Supervisor
Melvin Newcomer, ZHB Solicitor
Brenda Pardun, Stenographer
Fred Hammond, ZHB alternate member
Matthew Reeser, Zoning Officer

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

Minutes

Mr. Bushey made the motion to approve the minutes of May 9, 2018, as written and Mr. Kopp seconded; the vote was unanimous in favor of the motion.

Mr. Newcomer explained party status to all people present, as well as the process of attempting to gain party status. When the audience was asked is anyone was requesting party status, no hands were raised. The court reporter swore in all persons that thought that they may speak during the Hearing.

Case #899 Brad & Shana Eberly, Applicants

Brad & Shana Eberly (Equitable Owners), requested variances from Section 27-206.1- 20' Maximum front yard setback, Section 27-302.1.E- 20' maximum accessory structure height, Section 27-302.13- parking of a commercial vehicle weighing over 10,000 pounds with business identification on a residential property, Section 802 form based code- Building location, Section 805 Form based code- Streetscape & street walls, and Sections 814 and 815- Lot diagrams single family detached minimum and maximum. The (2) subject lots are located at 20 Brooklawn Road, Lititz, PA, 17543, in the T-4 Village Zoning District, and have tax ID#5002097500000 and 5002103000000.

Mr. Varner submitted applicant exhibit #1, and explained it was an aerial image of the subject property. He then explained that the subject lots were the last two lots before the Zoning District changed into the Agricultural District, so form-based code shouldn't apply due to the property location. He explained that the proposed variances would not change the character of the neighborhood because across the street from the subject property, there is a property that has large trucks parked thereon.

There were discussions and questions asked by members of the board regarding whether trees would be removed? The board discussed possible conditions that might be placed on the property, should the requested variances be granted. Some of these conditions related to most of the trees at the road would not be permitted to be removed, there would be no parking of trailers on the property or road, and there would be no maintenance of vehicles on the property. Mr. Bushey

stated that he didn't feel the conditions were required. Mr. Wolgemuth stated he liked the idea of conditions being attached to any approval. Mr. Rohrer stated that he felt that should the approvals be granted, that the use of the property would meld with the current character of the neighborhood.

After discussion, a motion was made by Mr. Bushey and seconded by Mr. Rohrer to approve the variances with conditions applied, and to 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. Kopp to adjourn the meeting at 7:25 PM; the vote was unanimous in favor of the motion.

Respectfully submitted,

Matthew Reeser
Township Zoning Officer