

**PENN TOWNSHIP
ZONING HEARING BOARD
MINUTES OF AUGUST 8, 2018**

ATTENDANCE

Board Members Present:

Gerald Wolfe, Chairperson
Steve Bushey
Aaron Kopp
Justin Wolgemuth

Tom Beachler, Kreider Farms, applicant
Randy Hoover, Team-Ag, Inc., representative of
applicant.

Others:

Richard Landis, Supervisor
Melvin Newcomer, ZHB Solicitor
Brenda Pardun, Stenographer
Matthew Reeser, Zoning Officer

The meeting was called to order at 7:06 PM by Mr. Wolfe.

Minutes

Mr. Bushey made the motion to approve the minutes of July 11, 2018, as written and Mr. Kopp seconded; the vote was unanimous in favor of the motion.

Applicants Tom Beachler and Randy Hoover were sworn in by the court reporter.

Case #900 Noah W. Kreider and Sons, LLP., Applicant

Noah W. Kreider & Sons, LLP., is requesting a Special Exception per Section 27-202.1- Use Regulations and Section 27-419.2- Concentrated Animal/Concentrated Animal Feeding Operations. The subject property is located at 1104 Woodlot Road, Manheim, PA, 17545, in the T-2 Agricultural Zoning District, and has a tax ID#500-44527-0-0000.

Mr. Hoover explained that a prior approval had been granted by the Township for the building of the first barn on the property. He explained that though barn number two had been approved in the past, due to the fact that the barn was to be approximately twice as large than had been approved prior, the applicant was requesting a Special Exception for the new structure. Questions relating to the approximate size of the proposed structure as well as what it was to be used for had been asked by members of the board. Mr. Beachler explained that when the original approval had been granted for the construction, they were unable to know what the required size of the structure would be. Mr. Wolfe asked the ZHB Solicitor whether there had been conditions attached to the prior approval. Mr. Wolgemuth questioned whether specific size requirements are placed on the approval by the ZHB. The applicant requested that instead of setting a building dimension requirement on the installation, they request that the square footage not exceed that of 135' by 32' even if the dimensions of the building change as long as all other setback requirements are met. The Board explained that the size of the building may not exceed 10% of what has been proposed, as long as all other requirements are met. This was done to try to alleviate issues in the future, should the size of the structure change once again. When asked if there were any questions from the audience, a man named John who stated to be a neighbor to the South, though he didn't sign in, asked

whether stormwater management facilities will be used, since he has had water issues in the past. It was explained that a stormwater management plan was required to be submitted and approved prior to the construction being started.

After discussion, a motion was made by Mr. Wolgemuth and seconded by Mr. Bushey to approve the Special Exception with the original conditions and all standard conditions being 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. Wolgemuth to adjourn the meeting at 7:30 PM; the vote was unanimous in favor of the motion.

Respectfully submitted,



Matthew Reeser
Township Zoning Officer

Revised 9/12/2018 MRR