

**PENN TOWNSHIP
ZONING HEARING BOARD
MINUTES OF FEBRUARY 13, 2019**

ATTENDANCE

Board Members Present:

Justin Wolgemuth
Steve Bushey
Aaron Kopp

David King, Representative/Co-applicant,
Case#908, Classic Design

Others:

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

Melvin King
Less Stoltzfus
Kathy Sauder
Sam Lapp, Jr

The meeting was called to order at 7:05 PM by Mr. Wolgemuth, due to the absence of the Chairman and Vice-Chairman of the Board.

Minutes

Mr. Bushey made a motion to approve the minutes of January 9, 2019 as written, and Mr. Kopp seconded the motion; the vote was unanimous in favor of approval by the Board.

The Co-applicant, and the Township Zoning Officer, were sworn in by the court reporter.

The Zoning Hearing Board Solicitor explained party status, and asked if anyone present would like to be considered for party status recognition. There were no party status requests by anyone present.

Case #908 was presented by Mr. Wolgemuth and in-part by Mr. Newcomer as follows.

Case #908 – Amos Stoltzfus (Applicant-Owner of Record), David S. King, (Representative/Co-applicant), is requesting a Special Exception per Township Zoning Ordinance Section 27-302.21.C(1) Non-Commercial Keeping of Large Farm Animals, to reduce the minimum required lot size of 2 acres to 1 acre since the animal is the resident's principal mode of transportation. The subject property is located at 1769 Newport Road, Manheim, PA, 17545, in the T-2 Agricultural Zoning District, Tax ID#500-34001-0-0000.

Case Number 908, was presented by Mr. King. He briefly reviewed the application with the Board, and explained that the horse if permitted on the parcel, would be the property owner's main means of transportation. He also introduced Exhibit A, which detailed that the horse will be kept in the existing garage, instead of the shed which is also located on the property, as had originally been stated on the original application.

Kathy Sauder, a neighbor, had multiple questions and concerns regarding how the horse will be properly cared for, the number of animals permitted, and why the owner will be allowed to keep the animal in the structure for an extended amount of time.

Mr. Newcomer explained to Ms. Sauder, that the only item that the ZHB was to determine, is the SE request for the permitted reduction of the required lot size. He further explained, that if issues were to arise in the future regarding the animal, it would become a zoning enforcement action.

Mr. Newcomer asked the Zoning Officer, if there were additional requirements that regulated the keeping of large farm animals on the property. It was confirmed that the Ordinance does have regulations regarding setbacks, and other related items.

A motion was made by Mr. Bushey, with a second by Mr. Kopp, to approve the Special Exception request. The vote was unanimous in favor of the motion.

Adjournment

There was a motion made by Mr. Bushey, with a second from Mr. Kopp, to adjourn the meeting. The motion passed unanimously in favor of adjournment at 7:26 pm.

Respectfully submitted,



Matthew Reeser, Township Zoning Officer