

**PENN TOWNSHIP
ZONING HEARING BOARD
MINUTES OF JULY 10, 2019**

ATTENDANCE

Board Members Present:

Gerald Wolfe/Chairman
Dale Rohrer/Vice-Chairman
Aaron Kopp
Bill Postel

Frog Hollow Associates, LLC. Dan Bender,
Applicant ZHB #917
Michael Davis, Esquire (Attorney for Applicant)

Applicant

Others

Brenda Pardun, Stenographer
Melvin Newcomer, ZHB Solicitor
Josele Cleary, Esquire, Township Solicitor
Matthew Reeser, Zoning Officer
Richard Landis, Township Supervisor
Ben Bruckhart, Township Supervisor
Mark Hiester, Township Manager

Holly Frontz, Resident
Sue Wolfe, Resident
Andy Whitmoyer, Resident
Sam Lapp
Scott Bender
Charles and Lucie Brown, Residents

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

Minutes

Mr. Kopp made a motion to approve the minutes of May 8, 2019 as written, and Mr. Rohrer seconded the motion; the vote was unanimous in favor of approval by the Board.

All people present who might testify, were sworn in by the court reporter.

1. **Case #917** – Frog Hollow Associates, LLC., has requested Special Exceptions per Section 27-504 (Expansion or Alteration of a Nonconformity), Section 27-445 (Mini-Warehouses), and Section 27-107 (Uses Not Provided For) of the Township Zoning Ordinance, to allow items to be stored on the property. The applicant has also requested a variance from Section 27-445.1.E which requires that a full-time manager be on-site to maintain the operation of a Mini-Warehouse facility. The subject property is located at 758 West Newport Road, Lititz, PA 17543, in the T-4 Village Zoning District, Tax ID#500-39313-0-0000.

The ZHB solicitor explained party status, and asked if anyone would like to seek the standing. Residents Rod Burkholder, Andrew Whitmoyer, and Holly Frontz all requested party-status. The Board approved all of the requests. Josele Cleary, Esquire, represented the Township.

Michael Davis, attorney for the applicant, withdrew the special exception requests pursuant to Sections 27-504 and 27-107, and requested that the application be amended to include a variance from Section 27-308. There were no objections to the request from Ms. Cleary, or anyone who had been granted party status. A motion was made by Mr. Rohrer and seconded by Mr. Kopp to allow the changes to the application as it had been submitted. The motion was carried in full by the Board.

Mr. Davis submitted applicant's exhibit #1, which was a list of conditions that had been agreed upon by the Township and the Applicant, prior to the hearing.

Mr. Postel asked whether there are proposed times of operation for the storage use, and Mr. Wolfe asked whether the applicant would accept time limitations on the visitation of the storage units. Mr. Bender, the Applicant explained that tenants using the storage units may visit early in the morning or late at night to get their belongings, so no time limitations would be preferred.

There were some general questions from the audience regarding fire suppression and stormwater management. It was explained that any and all applicable regulations would still apply for the use, should zoning approval be granted.

After further discussion, which has been documented in the official decision, Mr. Rohrer made a motion to approve the requests, which was seconded by Mr. Kopp. The motion was approved and carried in full by the Board.

Adjournment

There was a motion made by Mr. Rohrer, with a second from Mr. Kopp, to adjourn the meeting. The motion passed unanimously in favor of adjournment.

Respectfully submitted,



Matthew Reeser, Township Zoning Officer