

**PENN TOWNSHIP
ZONING HEARING BOARD
MINUTES OF SEPTEMBER 9, 2020**

ATTENDANCE

Board Members Present:

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

Applicants:

Pat Mascaro, Applicant Case #930
William Fox, Attorney for A&M Case #930
Levi Stoltzfus, Applicant Case #931
Julie Slabinski, Attorney for Case #931
Eric Keiser, Diehm & Son's, Case #931

Others

Tom Walsh, Township Supervisor
Richard Landis, Township Supervisor
Suzanne Kopp, Resident
Edwin Kopp, Resident
Becky Stoltzfus, Resident
Melvin Stoltzfus, Resident

Joseph Gochenauer, Resident
Mark Hiester, Township Manager
Josele Cleary, Township Solicitor
Melvin Newcomer, ZHB Solicitor
Matthew Reeser, Zoning Officer
Brenda Pardun, Stenographer

The meeting was called to order at 7:02 PM by Mr. Wolfe.

Minutes

Mr. Bushey made a motion to approve the minutes of August 12, 2020, as written and Mr. Kopp 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.

Case #930 - Applicant A&M Composting, Inc., requests a Modification of a Variance Condition #2, from a hearing held on or around June 11, 1984, to allow trucks carrying biosolids to be received at 6:00am instead of 8:00am as listed in the previous decision. The property that is the subject of this application is 2022 Mountain Road, Manheim, PA 17545, which is located in the T-2 Zoning District, Tax ID#500-19966-0-0000.

Party status was explained to the crowd by the ZHB Solicitor. It was requested by Josele Cleary, Joseph Gochenauer, and Edwin & Suzanne Kopp. There were no objections by the applicant; so, a motion was made by Bushey with a second by Rohrer to approve party status. The motion was carried in-full by the ZHB.

The application was presented by Fox, during which it was explained that the reason for the application was due to a change in circumstances.

After the application was presented, Ms. Cleary asked questions of the applicant with regards to truck traffic on surrounding roads, and requested that truck traffic not use East Mount Hope Road.

An executive session was called for legal reasons at 8:33pm. The hearing resumed at 8:45pm, and was called to order by Wolfe. A motion was made by Bushey to approve the applicant's request; with a second by Postel. The motion carried, but was not unanimous; Postel, yes; Rohrer, Yes; Wolfe, no; Bushey, yes; Kopp, no.

Case #931 - Applicants Levi K. and Rebecca L. Stoltzfus, request Special Exception approval per §27-427 (Farm Occupation) & 27-202 (Land Use Table) to allow the continued use of their property in connection with a farm occupation and request for a variance from §27-427.D (Screening Requirements). They also request a Special Exception pursuant to §27-462 (Temporary Farm Employee Housing) and a dimensional variance from §27-462.B to place the new unit within the side yard setback. Last, the applicant requests a dimensional

variance from §27-204.2 to allow the lot coverage to be in excess of that which is permitted. The property that is the subject of this application is 874 Temperance Hill Road, Lititz, PA 17543, which is located in the T-2 Agricultural Zoning district, Tax ID#500-47281-0-0000.

Party status was explained and there were no requests.

The application was presented by Ms. Slabinski.

After the application was presented, a motion was made by Bushey to approve the requests, with a second by Kopp. The motion was approved by all members of the ZHB.

Adjournment

There was a motion made by Mr. Bushey, with a second from Mr. Rohrer to adjourn the meeting. The motion passed unanimously in favor of adjournment at 9:42pm.

Respectfully submitted,



Matthew Reeser, Township Zoning Officer