



ZONING HEARING BOARD

Meeting Agenda

May 11, 2022

1. Call to Order at 7:00 PM
2. Approve minutes of the April 13, 2022 meeting
3. Render decision for Case #220945
4. Case (s)

Case #220948 – Applicant; Penn Station Townhomes, LLC. on behalf of owner William M. Hess, has submitted an application to be heard by the Penn Township Zoning Hearing Board, in which they request special exception approval per §27-402.25.B(8) of the Penn Township Zoning Ordinance to allow vehicle garages to enter from the front of townhomes. The applicant also has requested variances from §27-207.1 Front Yard Setback for Semi-detached Dwellings & §27-207.1 note 6 to not subdivide semi-detached dwellings, if required. The property that is the subject of this application is 246 Fruitville Pike, Manheim, PA 17545, which is located in the RM-Medium Density Residential Zoning District, Tax ID#500-00367-0-0000.

Case #220949 – Applicant; Ruth King has submitted an application to be heard by the Penn Township Zoning Hearing Board, in which they request special exception approval to operate a Bed & Breakfast per §27-202.3 & §27-402.13 of the Penn Township Zoning Ordinance. The property that is the subject of this application is 751 Temperance Hill Road, Lititz, PA 17543, Tax ID#500-23902-0-0000 which is located in the Agricultural Zoning District.

Case #220950 – Applicant; Rohrer's Quarry, Inc. has submitted an application to be heard by the Penn Township Zoning Hearing Board, in which they request Special Exception approval per §27-202.4.E & §27-402.48 of the Penn Township Zoning Ordinance, to allow the Applicant to extend its existing quarry pit to continue operating at its current level of production. If required, the Applicant also requests variances from §27-202.5 (Accessory Uses in All Districts) & §27-209.7 (Landscaping in Commercial District) to allow a portion of the fence and landscaping berm that will surround the expanded quarry pit to be partially located on a portion of the lot that is within the commercial zoning district. The properties that are the subject of this application are; 960 Fruitville Pike, Lititz, Tax ID#500-20979-0-0000; 16 Lititz Road, Lititz, Tax ID#500-05946-0-0000; and Tax ID#500-22173-0-0000 (no address); all of which are located primarily within the Quarry Zoning District of Penn Township.

5. Adjourn

UPCOMING MEETINGS

- Next Board of Supervisors Meeting: Monday, May 23, 2022
- Next Planning Commission Meeting: Monday, June 6, 2022
- **Next Zoning Hearing Board: Wednesday, June 8, 2022**

Respectfully,

Matthew Reeser, Penn Township Zoning Officer