

**PENN TOWNSHIP
ZONING HEARING BOARD
MINUTES OF FEBRUARY 8, 2023
ATTENDANCE**

Board Members Present:

Gerald Wolfe/Chairman
Leroy Stoltzfus
Bill Postel
Steve Bushey

Others

Richard Landis, Supervisor
Gary Stevens, Supervisor
Melvin Newcomer, ZHB Solicitor
Matthew Reeser, Zoning Officer
Brenda Pardun, Court Reporter
Brett & Jennifer Hallacher, Residents
George Overton, Resident
Barry Saunders, Resident
Devon Pearson, Resident

Javier Segura, Applicant
Elvin Engle, Engle Architects for Applicant
JoAnn Peters, Resident
Maddie Rohrer, Resident
Devon Pearson, Resident
William & Robin Reed, Residents
David Rockstroh, Resident
Robin & Will Reed, Resident

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

Minutes

Mr. Postel made a motion to approve the minutes of January 11, 2023; Mr. Stoltzfus 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.

Party status was explained to those in the audience by the ZHB Solicitor. Those who requested party status:

Brett & Jennifer Hallacher – 785 Park Hill Drive – Motion to approve, Bushey, with a second by Stoltzfus; the motion was carried in-full by the ZHB.

Barry Saunders – 29 Marie Avenue – Motion to approve, Bushey, with a second by Postel; the motion was carried in-full by the ZHB.

Will & Robin Reed – 772 Park Hill Drive – Motion to approve, Bushey, with a second by Postel; the motion was carried in-full by the ZHB.

David Rockstroh – 823 Park Hill Drive – Motion to approve, Bushey, with a second by Postel; the motion was carried in-full by the ZHB.

Devon Pearson – 815 Park Hill Drive – Motion to approve, Bushey, with a second by Postel; the motion was carried in-full by the ZHB.

Mr. Engle presented the application and explained the following to the ZHB:

- A previous property owner received ZHB approval for apartments at the address in or around 2016
- Javier Segura purchased the subject property approximately a year ago
- The existing building is in disrepair
- If approved, one parking lot access point will be removed
- If approved, there will be a property management company who will be responsible for overseeing the property
- The applicant needs to have a minimum of 7 units to make changes financially feasible
- A large portion of the work that is being proposed will be to “fix” the exterior of the existing building
- TDR’s will be purchased if they are required
- The site is served by public water & sewer
- Nothing is being done within the existing basement
- There is no additional parking being proposed
- There will be 4 units on the first floor and 3 units on the second floor
- There will be 6 two-bedroom units and 1 three-bedroom unit

Mr. Wolfe inquired as to what “fixing the outside” means:

- Windows
- HVAC
- Rebuild stairways
- Clean existing stone
- Traffic will be better controlled

After the presentation, Brett Hallacher provided a letter to the ZHB which in-part requested that the ZHB not approve the request.

Resident Barry Saunders is concerned with traffic and the safety of children.

At approximately 8:03pm, there was a motion by Postel with a second by Stoltzfus for the ZHB to go into executive session so that the board could speak with their solicitor; the motion carried.

At approximately 8:20pm, the ZHB returned and the meeting was called into order.

There was a motion by Bushey with a second by Stoltzfus to close testimony and render their decision at the March 8, 2023 meeting; the motion was carried in-full by the ZHB.

At approximately 8:23pm, there was a motion by Bushey, with a second by Postel to adjourn for the night; the motion carried in-full by the ZHB.

Respectfully submitted,



Matthew Reeser - Penn Township Zoning Officer