



## ZONING HEARING BOARD

### Meeting Agenda

### May 10, 2023

#### 1. Call to Order at 7:00 PM

#### 2. Approve minutes of the April 12, 2023 meeting

#### 3. Case(s)

**Continued - Case #230965** – Applicant/Equitable Owner John Z. Zook has submitted an application to be heard by the Penn Township Zoning Hearing Board, in which they request a Special Exception per §27-302.20.E to allow the keeping of a horse for transportation on a lot less than 2 acres in size. Additionally, they request a variance from §27-302.20.E.(1) of the Penn Township Zoning Ordinance to allow a horse on a lot which is less than 1 acre and a variance from §27-302.20.E.(5) to be allowed to have the fence which will contain the horse to be setback 5' from property lines, instead of 20' as is listed within the zoning ordinance. The property that is the subject of this application is 2232 Mountain Road, Manheim, PA 17545, which is located in the AG – Agricultural Zoning District, Tax ID#500-13513-0-0000.

**Case #230966** – Applicant Pleasant View Communities has submitted an application to be heard by the Penn Township Zoning Hearing Board, in which they request a Special Exception pursuant to §27-202.3 and §27-207.1 based on the supplemental criteria set forth at §27-402.21 of the Penn Township Zoning Ordinance, to allow an expansion of a Continuing Care Retirement Community (CCRT). The properties that are the subject of this application are located within the RM – Medium Density Residential Zoning District; 757 Hickory Lane/Road, Tax ID#500-94420-0-0000; 575 N Penryn Rd, ID#500-40862-0-0000; 544 N Penryn Rd, ID#500-14251-0-0000.

**Case #230967** – Applicant Erb's Mennonite Church & Cemetery requests a variance from §27-204.2 AG District Dimensional Regulations of the Penn Township Zoning Ordinance, to exceed the maximum permitted lot coverage of 40%, to allow for an expansion of the existing church and to allow for necessary parking. The property that is the subject of this application is 567 W Lexington Road, Lititz, PA 17543, which is located in the AG – Agricultural Zoning District, Tax ID#500-82837-0-0000.

**Case #230968** – Applicants Ephraim R. & Susie S. Petersheim request a variance from §27-302.1.F.(1) (if needed, to allow an accessory building footprint to be greater than the principal building footprint); variance from §27-302.1.B; §27-302.20.C.(3) & §27-302.20.E.(4) (if needed, to allow accessory barn/garage to be located in the front yard); Special Exception and/or variance pursuant to §27-302.20.E.(1) and variance from §27-302.20.C.(1) to allow three (3) transportation horses on a lot containing 3.36 acres. The property that is the subject of this application is 215 Fairland Road, Manheim, PA 17545, which is located in the SR- Suburban Residential Zoning District of Penn Township, Tax ID#500-98114-0-0000.

#### 4. Adjourn

#### UPCOMING MEETINGS

- Next Board of Supervisors Meeting: Monday, May 22, 2023
- Next Planning Commission Meeting: Monday, June 5, 2023
- **Next Zoning Hearing Board: Wednesday, June 14, 2022**

Respectfully,



Matthew Reeser, Penn Township Zoning Officer