

**PENN TOWNSHIP
ZONING HEARING BOARD
MINUTES OF MAY 10, 2023
ATTENDANCE**

Board Members Present:

Gerald Wolfe/Chairman
Aaron Kopp
Leroy Stoltzfus
Steve Bushey
Alan Shaffer (alternate member)

Others

Melvin Newcomer, ZHB Solicitor
Mark Hiester, Township Manager
Brenda Pardun, Court Reporter
Darrell Hughes, Resident
Ephraim Petersheim, Applicant
Judy & Allen Neifert, Residents
Tom Walsh, Penn Township Supervisor
Troy Bollinger, Applicant Erb's Church
Jonathan Hollinger, Pleasant View

John Zook, Applicant
Gary Gassert, Pleasant View Retire Community
Paul Miller, Resident
Fred Hammond, Resident
Dwight Yoder, GKH
M. Sue Brubaker, Resident
Sheila O'Rourke, GKH
Bill Fredericks, RGS Associates
Jesse Long
Larry Zeiset, Erb's Church

Other members of the public were in the audience; however, they did not sign the attendance sheet.

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

Minutes

Mr. Kopp made a motion to approve the minutes of April 12, 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.

Mr. Wolfe read the first application and brief description for Case #230965 which was continued from the previous meeting to allow the applicant additional time to prepare their application.

There were no members of the public who requested party status for the above case.

Attorney Sheila O'Rourke presented the case to the ZHB and explained the following:

- The applicant would remove existing sheds
- The applicant would build a hi-tunnel style structure to house the horse
- There would be no building over the existing onlot septic system
- There would be a 2-acre lease between Mr. Zook and the neighboring land owner

Wolfe asked what type of perpetual lease would be enacted? Kopp asked if there was a copy of the lease; there was not yet.

After some additional discussion, there was a motion by Bushey, with a second by Stoltzfus to approve the variance request(s). The motion carried, but Kopp voted, no.

Mr. Wolfe read the advertisement for case #230966 for Pleasant View Retirement Community.

Daryl Hughes of 733 Mallard Drive requested party status. There was a motion by Bushey with a second by Kopp to grant party status; the motion carried in-full.

Attorney Dwight Yoder presented the case to the ZHB and explained the following:

- There will be 86 total units
- 10 units will have basements
- Currently farm land
- There will be living units and cottages only, no apartments
- There will be public water and sewer
- No variances were required

Mr. Wolfe asked if there will be on street parking; no.

Resident Mary Brubaker asked what kind of screening will be installed. There will be evergreens and deciduous trees and additional screening will be installed against the existing residential development.

There were general concerns from the public about street crossings

There was a motion to approve the requests by Stoltzfus, with a second by Shaffer; the motion carried in full.

The advertisement for Case #230967 was read by Wolfe.

There were no party status requests for this case.

The application was presented by Attorney Dwight Yoder.

- The subject property is bound by existing roads
- There are 375 seats proposed in the new sanctuary
- Additional parking will be included
- No farmland is being removed or used
- The plans provided were preliminary in nature, not final
- An A-4 occupancy is better for design due to the onlot septic
- Current lot coverage is 27-28%
- Would like up to 60% zoning lot coverage
- Minor changes from the included plans may be required

There was a motion by Bushey with a second by Kopp to approve the request, which included up to %60 zoning lot coverage.

The public notice was ready by Mr. Wolfe.

There were no party status requests for this application.

The application was presented by Attorney Sheila O'Rourke

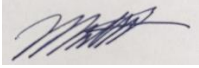
- The proposed structure includes 2-parts; a single-story garage and a 2-story barn
- The property is approximately 3.36 acres
- The property adjoins the AG Agricultural Zoning District
- The proposed building will be farther from the public street than the existing building
- The building will be less than 30 feet in height
- There will be no business use within
- The 2nd floor will include a family recreation area
- There will be a total of 3 transportation horses housed in the structure for he and his 2 sons
- The neighbor has stated that the applicant may spread horse manure of his 14 acres
- 4 letters from neighbors were provided which stated than none were opposed to the requests
- The existing home is approximately 2,406 square feet

Mr. Wolfe asked if the applicant had thought about removing the existing residential garage; no, since they use that for storage

There was a motion to approve the requests by Bushey with a second by Stoltzfus; the motion carried in full.

There was a motion to adjourn by Bushey, with a second by Stoltzfus; the motion carried in full.

Respectfully,

A handwritten signature in black ink, appearing to read 'Matthew Reeser', is written over a light gray rectangular background.

Matthew Reeser – Penn Township zoning officer