

**PENN TOWNSHIP  
ZONING HEARING BOARD  
MINUTES OF JULY 10, 2024  
ATTENDANCE**

**Board Members Present:**

Gerald Wolfe/Chairman  
Aaron Kopp  
Cat Minnerly  
Alan Shaffer

**Others**

Melvin Newcomer, ZHB Solicitor  
Brenda Pardun, Court Reporter  
Richard Landis, Supervisor  
Matthew Reeser, Penn Township Zoning Officer  
Leroy Stoltzfus  
Fred Hammond, Resident  
Devin Learn, Benchmark Construction  
Michelle Madzellan, ELA Group

Larry McFarland  
Antonio Marmarossa  
Steve Ober, Longeneckers Hardware Co.  
Mark Foreman, Longeneckers Hardware Co.  
Darrell Hughes, Resident  
Carisa Barbarossa  
Jason Best, ELA Group  
Dave Dorman, Scenatec Inc.

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

Minutes

There was a motion by Mr. Kopp with a second by Mr. Shaffer to approve the minutes from the May 8, 2024 ZHB meeting; the motion was carried in-full by the ZHB.

Anyone who might speak or present evidence during the hearing were sworn in by the court reporter.

Party Status was explained to the audience by the ZHB solicitor; there were no requests for party status.

Mr. Wolfe read the description for Case #240977

**Case #240977** – Applicant 149 LB Development, LLC. requests a Special Exception per sections 27-202.4 Restaurant with Drive-Through Service & 27-402.23 Drive-Through Facility for a Restaurant of the Penn Township Zoning Ordinance; to allow a restaurant with a drive-through facility within a mixed-use development. The property that is the subject of this application is 149 Doe Run Road, Manheim, PA 17545, which is located in the MU – Mixed Use Zoning District of Penn Township, Tax ID#500-90256-0-0000.

The following are key points of the hearing & presentation, which was presented by Devon Learn, Jason Best, and Michelle Madzellan:

- There will be 88 townhouse units
- The site is approximately 20 acres
- It will be a mixed-use development

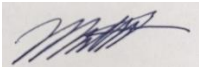
- There will be two apartment buildings
- The Special Exception is specific to the proposed drive-through facilities
- Neighboring properties have drive-throughs
- There will be 5-6 tenants within the commercial building
- Traffic engineering will occur as part of the land development process
- The applicant and the township have pre-developed conditions which are agreeable to both the applicant and township, should the ZHB grant the special exception
- Interior roadways will be private roads

There were some conversations/questions between members of the audience and the applicant.

There was a motion by Mr. Wolfe, with a second by Ms. Minnerly to approve the special exception request, with the attached/included drafted township/applicant conditions; the motion was carried in-full by the ZHB.

At approximately 7:50 pm there was a motion by Kopp, with a second by Shaffer to adjourn for the night; the motion to adjourn was carried in full by the ZHB.

Respectfully,



Matthew Reeser – Penn Township Zoning Officer/ ZHB Recording Secretary