

**PENN TOWNSHIP  
ZONING HEARING BOARD  
MINUTES OF FEBRUARY 12, 2025  
ATTENDANCE**

**Board Members Present:**

Aaron Kopp – Vice Chairman  
Cat Minnerly  
Alan Shaffer  
Bill Postel

**Others**

Melvin Newcomer, ZHB Solicitor	Haley Suzenski, Case 240981 Applicant
Brenda Pardun, Court Reporter	Zane Kreider, Case 240981 Applicant
Richard Landis, Supervisor	Dave & Diane Kreider
Gary Stevens, Supervisor	Mahlon King, Case 250984 Applicant
Matthew Reeser, Penn Township Zoning Officer	Sheila O’Rourke, GKH, Attorney for Case 250984
	Bill Lukus, Resident
	Dean Ziegler, Resident
	Amos Stoltzfus, Resident
	Melvin King, Resident
	Greg Schultz, Resident
	Allen Stoltzfus, Resident
	Trevor Brubaker

The meeting was called to order at 6:58 by Mr. Kopp

Reorganization: There was a motion made by Shaffer with a second by Kopp to appoint Wolfe as Chairperson for 2025; the motion was carried in-full by the ZHB.

There was a motion by Postel, with a second by Minnerly, to appoint Kopp as Vice-Chairperson; the motion was carried in-full by the ZHB.

**Minutes**

There was a motion by Minnerly with a second by Shaffer to approve the minutes from the December 11, 2024 ZHB meeting; the motion was carried in-full by the ZHB.

**Render Decision on case from December 11, 2024**

**Case #240981** – Applicants Zane Kreider & Haley Suzenski appeal the October 3, 2024 decision of the Penn Township Zoning Officer, with regards to the denial of Zoning Permit #2410419 for the installation of a fence within a stormwater easement on the Applicant’s property. The parcel that is the subject of this application is 6284 Bayberry Avenue, Manheim, PA 17545, which is located in the RM – Medium Density Residential Zoning District of Penn Township, Tax ID#500-16680-0-0000.

At approximately 19:04 there was a motion by Kopp with a second by Shaffer to enter executive session to discuss legal matters; the motion was passed in full by the ZHB.

At approximately 19:09 the ZHB returned from executive session and there was a motion by Minnerly with a second by Shaffer, to deny the appeal by the applicant for ZHB Case #240981; the motion was carried in-full by the ZHB.

At approximately 19:10 the above case was finished.

The legal advertisement for the next case was read to the audience by the ZHB Solicitor.

**Case #250984** – Applicant Mahlon S. King seeks a special exception approval pursuant to §27-302.20.E.(1) of the Penn Township Zoning Ordinance to keep a transportation horse on a 1.42 acre lot. Additionally, Applicant requests a variance to §27-302.20.E.(5) to allow the horse fence to be set back less than 20 feet from the north and west property lines. The property that is the subject of this application are 60 Fairland Road, Manheim, PA 17545 Manheim, PA 17545, which is located in the RM – Medium Density Residential Zoning District of Penn Township, Tax ID#500-70603-0-0000 & 500-58885-0-0000.

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.

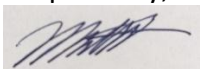
The following is a synopsis of what was presented:

- Mr. King purchased the property in 2016
- The property is made up of two different parcels which total approximately 1.42 acres
- There is already a horse barn on the property
- There has been a fence installed
- The property is located within the RM – Medium Density Residential Zoning District of the township
- The fence is approximately 4' tall
- The shed barn door is towards the rear of the structure
- The illustrated pool existed prior to Mr. King purchasing the property
- Requesting approval for a single horse only
- There has already been a horse on the property since 2016
- The existing coral is approximately 1-3 of an acre
- Neighbor Greg Shultz has no issues with the requests

At approximately 19:34 there was a motion by Minnerly with a second by Shaffer to approve the special exception and variance request; the motion was carried in-full by the ZHB.

At approximately 19:36, there was a motion by Kopp with a second by Postel to adjourn for the evening; the motion was carried in-full by the ZHB.

Respectfully,



Matthew Reeser – Penn Township Zoning Officer/ ZHB Recording Secretary