

**PENN TOWNSHIP
ZONING HEARING BOARD
MINUTES OF MAY 14, 2025
ATTENDANCE**

Board Members Present:

Gerry Wolfe – Chairman
Aaron Kopp
Cat Minnerly
Bill Postel
Alan Shaffer

Others

Melvin Newcomer, ZHB Solicitor	Sheila O'Rourke, GKH, Attorney
Brenda Pardun, Court Reporter	Gary Martin, Elite Paving
Richard Landis, Supervisor	Tom Schell, Resident
Gary Stevens, Supervisor	Art Ruhl, Resident
Tom Walsh, Supervisor	Doug Ruhl, Resident
Matthew Reeser, Penn Township Zoning Officer	Richard Gingrich, Resident
Jon Evans, Resident	Tyler Eshelman, Landmark Homes
Rod & Cathy Dombrowski, Residents	Josh Boulton, Pioneer Management
Carl Metzler, Resident	Pamela Evans, Resident
Rich Eyer, Resident	Keith & Robin Ebersole, Residents
Leon Eshleman, Resident	Aaron & Sherri Gagne, Resident
Jeff Weaver, Resident	Andrew Zwigard, Resident
Peter Wertz, McNees Wallace	Jonathan Keller, Resident
Lorraine Gingrich, Resident	John Young, Resident
Dean & Carole Ziegler, Residents	Bernie & Debbie Harding, Residents
....., ERB Mennonite Church	Ron Smith, Resident
Tammy Mills, Resident	Bob Kreider, Resident
David High, ERB Mennonite Church	

Minutes

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

It was explained by Wolfe that there were minutes for two meetings that needed to be approved by the ZHB.

There was a motion by Kopp with a second by Postel, to approve the minutes for the February 12, 2025 zoning hearing; the motion carried in-full.

There was a motion by Shaffer with a second by Minnerly to approve the minutes of the April 9, 2025 zoning hearing; the motion was carried in-full.

Prior to hearing a new application, a time extension request for Erb Mennonite Church was heard by the ZHB. The request was presented by Sheila O'Rourke of GKH, who explained that she was filling in for her associate Dwight Yoder. Furthermore, she stated that the exhibits that were presented to the ZHB were simply to show that the church is/has been actively working on the project, and that in no way was the board considering what was shown on the plans.

After some brief discussion, there was a motion by Kopp with a second by Shaffer, to approve the time extension request; the motion carried in-full by the ZHB. The church will now have until June 22, 2027 to apply for their building permit and until June 22, 2029 to complete construction.

The legal advertisement for the first case was read to the audience by Mr. Wolfe.

Case #250988 – Applicant Elite Storage of Manheim, LLC., requests zoning relief from the Penn Township Zoning Hearing Board (ZHB) to use its property for a Contractor Shop/Construction Company or Tradesperson's Headquarters. The ZHB had previously approved a Contractor Shop use of the property. The Applicant had recorded final land development plans, but was not able to gain applicable permits before the ZHB approval expired. Accordingly, the Applicant requests the approvals needed to proceed with its previously-submitted and approved plans. Specifically, they request dimensional variances from §27-210.2 (lot coverage), §27-210.3.A (front yard setback), and §27-210.6, §27-210.7.B, & §27-312 (landscaping requirements). Furthermore, the Applicant requests any additional dimensional variances the Board may deem necessary. The property that is the subject of this application is located at 701 Ditz Drive, Manheim, PA 17545, which is located in the CLI – Commercial/Light Industrial Zoning District of Penn Township, Tax ID#500-50150-0-0000.

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. Keith Ebersole of Speedwell Construction, which is located at 667 Ditz Drive requested party status. There was a motion by Kopp, with a second by Postel to approve the party status request; the motion was carried in-full by the ZHB.

The following is a synopsis of what was presented by Attorney O'Rourke when she questioned Gary Martin, owner of Elite Paving:

- The subject property is located in an existing industrial park
- The property is approximately 2.158 acres
- In or around 2008 the existing storage units were approved
- The existing storage buildings will be used as storage for Elite Paving if approved by the ZHB
- There are approximately 6-7 employees
- Hours of operation will be between 7:00am and 5:00pm
- In or around 2020 the paving company use had been approved by the ZHB under the prior zoning ordinance, however, the applicant was not able to submit permit applications in the time allowed, so they now need reapproval from the ZHB under the current zoning ordinance
- It was explained that there will be 16 total parking spaces, not 15 as stated in the submitted application
- There will be approximately 69.70% lot coverage if approved
- The applicant is proposing the exact same plan as had been approved in 2020
- There is a fully fenced in storage area behind the existing building that is currently being used for the storage of 7-8 boats or Rv's

At approximately 20:11 there was a motion by Mr. Wolfe, with a second by Mr. Kopp to approve the requests; so long as the existing fence is made into a visual barrier or be replaced; the motion was carried in-full by the ZHB.

At approximately 20:17 Mr. Wolfe read the legal advertisement for the next case; Mr. Postel recused himself, after which Wolfe asked if anyone in the audience wished to gain party status; there were a multitude of requests.

Case #250989 – Applicant/Contract Owner, Landmark Builders, Inc., requests a variance from §27-215.4.B.(1)(a) related to the disturbance of steep slopes, within the Penn Township Zoning Ordinance. Additionally, to the extent deemed necessary, Applicant is requesting a variance from §27-207.1 of the Zoning Ordinance to authorize two flag lots with widths less than 70 feet at the front yard setback. The Applicant proposes to develop the property with a mixture of single family detached and single-family attached dwellings. The property that is the subject of this application is an approximately 28.26-acre tract of land that is located in the vicinity of Fruitville Pike and Temperance Hill Road, which is located in the RM – Medium Density Residential Zoning District of Penn Township, and has a Tax ID#500-86869-0-0000.

Approved Party Status:

Bill Postel - 458 Fruitville Pk
Keith Ebersole – 519 Fruitville Pk
Bernard & Debbie Harding – 52 N Cope Hill Dr
Tom Shell – 56 N Cope Hill Dr
Art Ruhl – 529 Fruitville Pk
Bob & Karen Kreider – 499 Fruitville Pk
John Keller – 952 Temperance/470 Fruitville Pk

After the above persons requested party status, there was a motion by Minnerly with a second by Kopp to approve party status for those people; the motion was carried in-full by the ZHB.

Not Approved Party Status:

Rod & Cathy Dombrowski – 397 S Cope Hill Dr
Jeff Weaver – 154 Fairland Rd
Jim & Melissa Dunagan – 482 Hallmark Dr
Albert Bedway – 460 S Cope Hill Dr
John & Pam Evans – 380 S Cope Hill Dr
Aaron & Sherri Gagne – 467 Fruitville Pk
Dean Ziegler – 112 Fairland Rd
Ron Smith – 469 Hallmark Dr
Gary Stevens – 88 Fairland Rd

ZHB Case #250989 was presented by Attorney Peter Wertz. The following are key points from his presentation:

- There are 75 dwelling units proposed
- There are 2 flag lots proposed
- The Subdivision & Land Development Ordinance allows flag lots
- Lot 36 & lot 39 are the flag lots on the plan

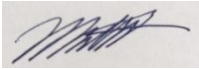
Josh from Pioneer Management explained the following:

- Many of the steep slopes are currently being farmed
- Surrounding properties are located in the RM – Medium Density Residential Zoning District of Penn Township
- The property is located within the Urban Growth Area
- There is an existing stub street
- There are a total of 75 lots proposed
- There are proposing to develop the tract with a total of 2.65 dwelling units per acre (DUA), even though the zoning ordinance allows up to 4 DUA and with TDR's the density can be increased to 6 DUA
- 13.43% of the entire tract is/are steep slopes
- The Hallmark Drive stub street is impacting the layout of the entire development
- There is a walking trail being proposed through the wooded area to the North of the property
- The embankments gradually get taller/steeper next to the existing roadways

After many questions and prior to public comments, there was a motion to continue the hearing to the July 9 regularly scheduled zoning hearing which was made by Wolfe, with a second by Kopp; the motion was carried in-full by the ZHB.

At approximately 22:12 there was a motion by Kopp with a second by Shaffer to end the meeting; the motion was carried in-full by the ZHB.

Respectfully,

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

Matthew Reeser – Penn Township Zoning Officer/ ZHB Recording Secretary