

ZONING HEARING BOARD MEETING MINUTES
From the meeting of September 10, 2025

Attendance:

Board:

Gerald Wolfe, Chairman
Bill Postel
Alan Shaffer
Cat Minnerly
Aaron Kopp

Others:

Megan Dreisbach – Acting ZHB Solicitor
Brenda Pardun – Stenographer
Richard Landis – BOS
Gary Stevens – BOS
Mark Hiester – Township Manager
Trevor Hiester – Deputy Zoning Officer

Gerald Wolfe, Chairman called the meeting to order at 7:02 PM (19:02)

The August 13, 2025 meeting minutes were approved on a Kopp motion seconded by Shaffer 5 to 0.

Case#250993

Wolfe read the legal advertisement for the case Wolfe asked if anyone in the audience wished to gain party status. Dreisbach reviewed party status. No one responded.

Each hearing was stenographically recorded.

Steve Gergley and Gary Weaver reviewed the requests on behalf of the applicants. In response to a board question, Weaver said the existing house is about 32 or 34 feet tall and will be taller than the proposed building.

Neighbor Frank Noll identified himself in the question period but made no statement.

Case #250993 was approved to a maximum height of 26 feet with the standard conditions by a Kopp motion seconded by Cat Minnerly 5 to 0. Approval was at 7:14pm (19:14).

Case #250994

Wolfe read the legal advertisement for the case Wolfe asked if anyone in the audience wished to gain party status. Dreisbach reviewed party status. No one responded.

Steve Gergley and attorney Mike Davis reviewed the requests on behalf of the applicants. After some questions by board members on the number of bays - four, their ownership and identical use of the west abutting property, and the ability for large vehicle turn around in compliance with regulations. Chairman Wolfe specifically questioning parking spaces with potential vehicle traffic, including large delivery vehicles for automotive business applications. The current plans would allow large vehicles to either back into or back out of the property for delivery, posing traffic hazards on Auction Road. On request of the applicant, the board unanimously decided to continue the hearing to the next meeting. The continuance was unanimously approved by all board members. The approval of continuance took place at 8:03 PM (20:03) was motioned by Gerald Wolfe and seconded by Cat Minnerly.

The meeting was adjourned at 8:03 PM (20:03) by Gerald Wolfe, seconded by Alan Shaffer.

Respectfully,

Trevor Hiester, Deputy Zoning Officer, ZHB Recording Secretary