

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

**Board Members Present:**

Gerry Wolfe – Chairman  
Cat Minnerly  
Alan Shaffer  
Bill Postel

**Others**

Melvin Newcomer, ZHB Solicitor  
Brenda Pardun, Court Reporter  
Richard Landis, Supervisor  
Gary Stevens, Supervisor  
Tom Benjamin (Newly Appointed ZHB Alternate, only to observe)  
Matthew Reeser, Penn Township Zoning Officer

Ben Craddock, Lancaster Civil  
Gary Myer, Speedwell Construction

Minutes

The meeting was called to order at 7:03pm by Mr. Wolfe

There was a motion by Shaffer with a second by Minnerly, to approve the minutes for the October 15, 2025 zoning hearing; the motion carried in-full.

**Case #250996** – Applicant GK Partners, LP has requested variances from the following sections of the Penn Township Zoning Ordinance: §27-210.3.B (15ft side yard setback) and §27-210.7.B (10ft landscape strip encroachment); to allow the construction of a walkway/deck area between two properties, to allow access and a break area for their employees. The properties that are the subject of this application are 637 Ditz Drive (Tax ID#500-10669-0-0000) & 667 Ditz Drive (Tax ID#500-30511-0-0000) Manheim, PA 17545, which are located in the CLI – Commercial Light Industrial Zoning District of Penn Township.

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.

The following is a synopsis of what was presented by Ben Craddock:

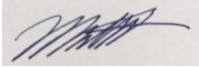
- The Applicant is proposing to construct a wooden deck between the two subject properties
- Along with the deck, there will be a pedestrian walkway and a pergola
- There is existing asphalt between the two properties across the property line

- The Applicant has already received a waiver from the Board of Supervisors to allow a structure/installation within a recorded stormwater easement which is located between the two properties

At approximately 19:15 there was a motion by Wolfe, with a second by Postel to approve the variance; the motion was carried in-full by the ZHB.

At approximately 19:18 there was a motion by Minnerly 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