

**PENN TOWNSHIP
ZONING HEARING BOARD
MINUTES OF DECEMBER 10, 2025
ATTENDANCE**

Board Members Present:

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

Others

Melvin Newcomer, ZHB Solicitor	Schenley Kent, GKH
Brenda Pardun, Court Reporter	Dwight Yoder, GKH
Richard Landis, Supervisor	Marlin Ball, Erb's Mennonite Church
Tom Benjamin (Newly Appointed ZHB Alternate, only to observe)	David High III, Erb's Mennonite Church
Matthew Reeser, Penn Township Zoning Officer	(Undistinguishable) Erb's Mennonite Church
	Travis Rohrer, Rohrer's Quarry
	Elvin Groff, LL Groff & Sons, Inc.
	Dave High IV, Erb's Mennonite Church
	Shawn Musser, Penn Resident
	John Glick
	Steve Zook, Erb's Mennonite Church

Minutes

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

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

Case #250997 – Applicant Rohrer's Quarry, Inc. has requested a variance from the following section of the Penn Township Zoning Ordinance: §27-211.2 to allow the height of a structure to exceed the maximum permitted height by approximately 2.78 feet. The property that is the subject of this application is 836 Erbs Quarry Road (Tax ID#500-78923-0-0000) Lititz, PA 17543, which is located in the Q – Quarry 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 Dwight Yoder & Travis Rohrer:

- Rohrer's Quarry will be mining where the current business office is located
- There is existing significant slope/grade on the property where the new office will be built
- An elevator is needed in the office, which in-part is why the building height needs to be as proposed

- The height requested is only slightly taller than is allowed in the zoning district
- The total height of the building will not exceed 38'

At approximately 19:24 there was a motion by Kopp, with a second by Shaffer to approve the variance; the motion was carried in-full by the ZHB.

Case#250998 – Applicant Erb's Mennonite Church and Cemetery has requested a modification to a prior zoning hearing board decision, to allow an addition to be built and used as a multi-purpose assembly area and for classrooms, rather than as a sanctuary as was depicted/illustrated at a prior zoning hearing. The property that is the subject of this application is 567 West Lexington Road, Lititz, PA 17543, which is located in the AG – Agricultural Zoning District of Penn Township; Lancaster County Tax ID#500-82837-0-0000.

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 Dwight Yoder & Steve Zook of Erb's Mennonite Church:

- At a prior zoning hearing, which was approved, the subject area was illustrated as a sanctuary; which space is now being proposed as a multi-use room
- The church is going and is doing well, so additional space is needed
- Minimum discussion & planning were done prior to the last hearing, so the church wasn't sure how they wanted to use the space
- Approved lot coverage on the site will not be changing from what was previously approved by the ZHB
- The proposed space will be used by the church and for community outreach
- There are already and will be activities by church members, other than on Sundays

At approximately 19:35 there was a motion by Kopp, with a second by Minnerly to approve the proposed request; the motion was carried in-full by the ZHB.

At approximately 19:38 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,



Matthew Reeser – Penn Township Zoning Officer/ ZHB Recording Secretary