

**PENN TOWNSHIP
ZONING HEARING BOARD
MINUTES OF JANUARY 14, 2026
ATTENDANCE**

Board Members Present:

Gerry Wolfe – Chairman
Cat Minnerly
Alan Shaffer
Bill Postel
Tom Benjamin (Alternate)

Others

Melvin Newcomer, ZHB Solicitor
Brenda Pardun, Court Reporter
Gary Stevens, Supervisor
Matthew Reeser, Penn Township Zoning Officer

Elmer Stoltzfoos
Jonas Lapp, TruBuilding Design
Mike Longenecker, TWP Resident

Minutes

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

There was a motion by Minnerly with a second by Postel, to approve the minutes for the December 10, 2025 zoning hearing; the motion carried in-full.

Reorganization

Since this was the first time that the ZHB met in 2026, reorganization was required:

Chairman

Motion to appoint Gerry Wolfe by Postel with a second by Minnerly; motion carried in-full

Vice-Chairman

Motion to appoint Aaron Kopp by Wolfe with a second by Shaffer; motion carried in-full

Zoning Officer Matt Reeser will continue to be the recording secretary for the ZHB

Case #250999 – Applicant Jonas Lapp of TruBuilding Design, LLC; on behalf of property owner Elmer Stoltzfoos, has requested Special Exception per §27-302.20.E.(1) of the Penn Township Zoning Ordinance, to allow the keeping of a transportation horse on a lot less than 2 acres. Additionally, they request a variance from §27-302.20.E.(4) of the Penn Township Zoning Ordinance, to allow the structure which will house the animal to be located less than 100 feet from any dwelling other than the dwelling located on the subject lot (84 feet). The property that is the subject of this application is 606 West Newport Road (Tax ID#500-02703-0-0000) Lititz, PA 17543, which is located in the V - Village Zoning District of Penn Township.

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 Jonas Lapp & Elmer Stoltzfoos:

- The lot is approximately 1.05 acres

- It is an irregularly shaped lot
- The location of the existing detached garage is too close the dwelling which is also on the lot
- If approved, the horse will have approximately ¼ acre for grazing
- All existing outbuildings will be removed if the special exception & variance are approved
- If approved, there will be no structures in-front of the existing dwelling
- There are existing trees at the side property line to block views from the neighbor located to the west
- The second floor of the proposed structure will be used solely for storage
- There are/will be no business-related uses on the site or in the building
- The existing trees located to the west side of the property are approximately 20' in height

At approximately 19:40 there was a motion by Wolfe, with a second by Shaffer to approve the Special Exception & Variance; the motion was carried in-full by the ZHB.

At approximately 19:43 there was a motion by Minnerly with a second by Postel to end the meeting; the motion was carried in-full by the ZHB.

Respectfully,



Matthew Reeser – Penn Township Zoning Officer/ ZHB Recording Secretary