

**PENN TOWNSHIP
ZONING HEARING BOARD
MINUTES OF MARCH 11, 2026
ATTENDANCE**

Board Members Present:

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

Others

Melvin Newcomer, ZHB Solicitor
Brenda Pardun, Court Reporter
Richard Landis, BOS
Matthew Reeser, Penn Township Zoning Officer
Tom Benjamin, Resident
Travis Rohrer, Rohrer’s Quarry
Donald Lunger, Maurer & Scott
Laura Berry, Terracon
Tom Kifolo, Rohrer’s Quarry
Tim Rohrer, Rohrer’s Quarry
Luke Rohrer, Rohrer’s Quarry
Quintin Rohrer, Rohrer’s Quarry
Colin Rohrer, Rohrer’s Quarry

Dwight Yoder, GKH
Schenley Kent, GKH
Justin Brubaker, Rufus Brubaker Refrigeration
Shawn Musser
Frank Nolt
John Knier
Jody Gochenour
Gary Nolt, Cassel Signs
Rodney Weaver, Resident
Nelson Zimmerman
Dave High IV

Minutes

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

There was a motion by Minnerly with a second by Shaffer to approve the minutes for the January 14, 2026 zoning hearing; the motion carried in-full.

Case #261000 – Pursuant to §27-202.4.E & §27-402.48 of the Penn Township Zoning Ordinance, Applicant Rohrer’s Quarry, Inc. requests special exception approval to extend its existing quarry pit on the north side of Lititz Road (“northern expansion”) to extend its operating life. The proposed northern expansion, in conjunction with the previously approved southern expansion, is part of Rohrer’s long-term plan to maximize the stone in its existing pit, thereby extending the overall life of the quarry. The properties that are a part of the quarry operation include Lancaster County Tax ID# 500-82764-0-0000, 500-05946-0-0000, 500-88846-0-0000, 500-78923-0-0000, & 500-22173-0-0000, all of which are located in Lititz, PA, 17543, and the parcels that are specifically the subject of this application are located in the Q – Quarry 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 Attorney Dwight Yoder/Rohrer's Quarry:

- The quarry is a family-owned business which started in/around 1937
- The quarry process was explained
- Currently, there are approximately 127 employees
- All of the aggregate that is produced is PennDOT certified
- Without this expansion, there is only about 8-10 years of product remaining
- DEP regulates the overall mining process
- The southern expansion adds approximately 10 years of mining
- The northern expansion should add about 30-35 years
- The overall rate of mining will not change from the existing rate
- Lititz Road will need to be relocated
- The existing crusher and conveyor locations will not change
- Vehicular access will not change

At approximately 20:00 there was a motion by Wolfe, with a second by Kopp to approve the Special Exception; the motion was carried in-full by the ZHB.

Case #261001 – Timothy Brubaker on behalf of Rufus Brubaker Refrigeration, has requested a special exception per §27-504 of the Penn Township Zoning Ordinance, to allow the expansion of a non-conforming use on the subject parcel(s) to allow the installation/expansion of a parking lot for an existing refrigeration business. Additionally, they have requested a variance(s) from §27-204.2 Bulk Zoning Regulations in the AG Zoning District & §27-204.1.C.3 to allow their existing refrigeration company to be included in the Use Allowed By §204.1.C.3 portion of the table at §27-204.2. The property(s) that are the subject of this application are street address 1048/1064/1022 and potentially 1074 North Penryn Road, Manheim, PA 17545, which are all located in the AG – Agricultural Zoning District of Penn Township; Lancaster County Tax ID #500-76625-0-0000, 500-33563-0-0000, and 500-27289-0-0000.

Party Status was explained to the audience by the ZHB solicitor. There were no requests.

This application was unique, since the Applicant was not able to be in attendance due to a health condition. Tim Brubaker provided a limited presentation via phone, since he was not able to be at the hearing himself.

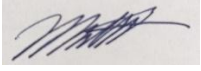
The following is a synopsis of the information that was conveyed by Brubaker:

- The proposed parking will be located behind existing buildings
- The proposed layout preserves farmland in his opinion
- The business has been located on the subject properties for over 80 years
- The proposed 10,000 sq/ft parking area will be used parking of vehicles and also be used as a material laydown area when materials are received
- The company currently has approximately 65 employees

After some questions from the ZHB to the Applicant, there was a motion by Kopp with a second by Cat, to not approve the requests; the motion to not approve carried in-full by the ZHB

At approximately 20:48 there was a motion by Kopp with a second by Postel to end the meeting; the motion was carried in-full by the ZHB.

Respectfully,

A small, rectangular image containing a handwritten signature in black ink. The signature is stylized and appears to read 'M. Reeser'.

Matthew Reeser – Penn Township Zoning Officer/ ZHB Recording Secretary