

**PENN TOWNSHIP
ZONING HEARING BOARD
MINUTES OF APRIL 8, 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
Gary Stevens, BOS
Matthew Reeser, Penn Township Zoning Officer

Sheila O'Rourke, GKH
Merv Bruckart, Resident
Dereck Hench, Applicant
Mike & Holly Frontz, Residents
Jonathan Cawood, Resident
Ben Bruchart, Resident

Minutes

The meeting was called to order at 7:01pm by Mr. Wolfe

There was a motion by Kopp with a second by Shaffer to approve the minutes for the March 11, 2026 zoning hearing; the motion carried in-full.

Case #261002 – Applicant Hench General Contracting, LLC., requests zoning relief from the Penn Township Zoning Hearing Board ("Board") to use the property at 758 West Newport Road, Penn Township, for contractor storage and an office for its general contracting business. For the proposed contractor storage, Applicant requests special exception approval pursuant to §27-505 of the Penn Township Zoning Ordinance ("Ordinance") for the substitution of a non-conforming use, or, in the alternative, a use variance from §27-202.3. In addition, Applicant requests a variance from §27-206.2.A (Proximity of Commercial Use to Identified Intersections), §27-206.2.C (Outdoor Storage), and §27-308.1 (More than One Principal Use on a Lot). The property that is the subject of this Application is 758 West Newport Road, Penn Township, Lancaster County Tax ID#500-39313-0-0000 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 two requests:

Michael & Holly Frontz of 776 Rohen Ridge Drive; motion to approve by Kopp, with a second by Minnerly; motion carried in-full

Jonathan Cawood of 756 W Newport Rd; motion to approve by Kopp, with a second by Postel; motion carried in-full

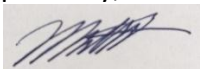
The following is a synopsis of what was presented by Attorney Sheila O'Rourke, and includes testimony provided by Dereck Hench & Merv Bruckart:

- 1960's-2010 the property was used for trucking
- 2019 business storage was approved by ZHB, however, permits & approvals were not received for the use
- The property is served by well & septic
- An existing barn may be removed
- The current contracting business is approximately 5 years old
- Hench has been a contractor for approximately 25yrs
- Currently has about 22 employees
- Hench has been renting property from current owner approximately 5 yrs
- There is an existing dwelling located on the property
- There will be no tractor trailers but some outside storage
- Most employees go straight to jobsite from their homes
- There will be no retail sales
- Employees who excavate will stop at the property every day
- Normal hours of operation are 6:00am-6:00pm
- There will be no additional gravel or lighting
- The dwelling may be converted to the business office for 4 employees and may be used for client meetings
- Office hours of operation will be 8:00am-5:00pm
- This property was the main location for Burkholder Trucking, who hauled mostly chickens & some livestock
- At its peak, there were 12-13 tractor trailers on the property and 20-24 drivers for the trucking company

At approximately 20:27 there was a motion by Kopp, with a second by Shaffer to approve the Use & Other Variances; the motion was carried in-full by the ZHB.

At approximately 20:31 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