

**ZONING HEARING BOARD
MEETING MINUTES
SOUTH LONDONDERRY TOWNSHIP
27 WEST MARKET STREET
PALMYRA, PA 17078**

August 17, 2023

7:00 PM

Opening Ceremonies- The meeting was called to order at 7:00PM by Horstick followed by the Pledge of Allegiance.

The following members were present:

John Horstick, Chairman
Richard Druby, Solicitor

Travis Aughenbaugh, Member
Jeremiah Harris, Vice Chairman

Township Representatives present:

Richie Deibert, Assistant Township Manager
Frank Chlebnikow, Zoning Officer (Rettew)

Public In Attendance:

Jesukah Beachy
Lule Beachy
Josh Weaber

Approval of Minutes: A Motion was made by Harris, seconded by Aughenbaugh to table the approval of the February 16, 2023 minutes. Motion carried.

Public Comment: None

New Business:

Case 01-2023: The Zoning Hearing Board met to consider the application of Luke and Jesukah Beachy, with regard to the property located at 12 Brook Lane, Palmyra, South Londonderry Township, Lebanon County. The property is located in the Agricultural (A) Zoning District. The Applicants seek to use the property for short-term rental of one (1) of two (2) existing dwellings on the property. The Applicants request a Special Exception for Uses Not Provided For, pursuant to §107 and §704.C of the Zoning Ordinance to use the property for short-term rental. In the alternative, the Applicants seek a Variance from Section 201.B. and 704(D) of the Zoning Ordinance, Uses Permitted by Right, within the A Zone. The Board will hear any other requests for relief relative to the proposed Application at this time.

Josh Weaber from Chrisland Engineering represented Luke and Jesukah Beachy in this case. Mr. Weaber provided an overview of the request for relief for the property located at 20 West Market Street. Five Exhibits were entered into the record during this time.

The applicants answered questions from the Zoning Hearing Board.

The Township Zoning Officer requested that the Board consider adding conditions if they chose to approve the requested relief.

A motion was made by Harris, seconded by Aughenbaugh to grant the Special Exception request with the following conditions:

1. The applicant will comply with all codes, ordinances, state & local laws and will be inspected by the Township Building and Zoning Code Officials.
2. The applicant will provide to the Township a set of rules and regulations that the renters will need to comply with.
3. The applicants will not live in the structure being used for short-term rental use.
4. The property will not be used for hosting wedding events.
5. The applicants will not allow more than 2 families or more than 8 people to rent the structure.
6. The applicants shall have sewer facilities inspected by the Lebanon County Sewer Enforcement Officer to ensure that the system is able to handle the use and provide that documentation to the Township.
7. The applicants will comply with any future modifications to rules, regulations or ordinances with regard to short-term rental uses.

Motion carried.

A motion was made by Harris, seconded by Aughenbaugh that the variance request was moot. Motion carried.

A motion was made by Harris, seconded by Aughenbaugh to adjourn the meeting. Motion carried.

With no more business to discuss, Horstick adjourned the meeting at 8:45 PM.

Richie Deibert, Assistant Manager, South Londonderry Township