**ZONING HEARING BOARD**

**MEETING MINUTES**

**SOUTH LONDONDERRY TOWNSHIP**

**27 WEST MARKET STREET**

**PALMYRA, PA 17078**

**May 27, 2021 7:00 PM**

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

**The following members were present:**

John Horstick, Chairman

Jeremiah Harris, Vice Chairman

Travis Aughenbaugh, Member

Richard Druby, Solicitor

**Township Representatives present:**

John Eberly, Township Manager

Frank Chlebnikow, Zoning Officer (Rettew via telephone)

**Approval of Minutes:** A motion was made by Harris, seconded by Aughenbaugh to approve the minutes from the April 29, 2021 Zoning Hearing Board meeting. Motion carried.

**Public Comment:** None

**New Business:**

**Case 03-2021** - Application of Sarah and Musaddiq Nazeeri, with regard to property located at 231 Valley Road, Mount Gretna, South Londonderry Township, Lebanon Count was reviewed by Mrs. Nazeeri. The property is located in the Low Density Residential Zoning District. The Applicants installed perimeter fencing around their property. The Applicants request a Variance from Section 434 of the Zoning Ordinance, Fences and Walls, and more specifically, a variance to exceed the height limit for fences in order to permit the current fence which is six-feet, six inches (6’6”) in height.

In an effort of full disclosure, Druby mentioned he represented the Nazeeri’s in the past, but will not have no bearing on the decision.

A motion was made by Harris, seconded by Aughenbaugh to approve the fence variance request conditional to the fence being removed from the stormwater drain area, so it does not eliminate any flow in the area. Motion carried.

**Case 02-2021** – Application of Tanya M. Brant, with regard to property located at 11 Stafford Drive, Palmyra, South Londonderry Township, Lebanon County was reviewed and presented by Attorney Tom McGlaughlin representing Ms.Brant. The property is located in the Low Density Residential Zoning District. The Applicant seeks to use the property for short-term rental of a portion of the property, while maintaining the property as her permanent, legal residence, and while remaining on-site during the rental. The Applicant requests a Special Exception for Uses Not Provided For, pursuant to §107.A and §704.C of the Zoning Ordinance to use the Property for short-term rental and asserts that the use complies with the express requirements of the Accessory Uses Customarily Incidental to the Permitted Uses by Right for the Low Density Residential Zone.

In an effort of full disclosure, Harris mentioned his parents live two (2) houses down from Ms. Brant, but this will not impact his decision in this case.

Chlebnikow and McGlaughlin submitted documents as exhibits into evidence supporting the review of this case. Numerous residents/neighbors spoke mainly in opposition of this Zoning request. Eberly provided emails from residents/neighbors as exhibits both for and against this request.

A motion was made by Aughenbaugh, seconded by Harris to deny the request for a Special Exception for Uses Not Provided For, under Section 107.A and 704.C of the Zoning Ordinance to use the property as a short-term rental. Motion carried.

With no more business to discuss, Horstick adjourned the meeting at 9:52PM.

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 John Eberly, South Londonderry Township, Manager