

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

November 9, 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:**

**Approval of Minutes:** A Motion was made by Harris, seconded by Aughenbaugh to table the approve the February 16, 2023 minutes and the August 17, 2023 minutes. Motion carried.

**Public Comment:** None

**New Business:**

**Case 01-2023:** The Zoning Hearing Board met to consider the application of the Daniel A. Deichmiller Living Trust, with regard to the property located at the northwest corner of the intersection of South Forge Road and East Patrick Road, South Londonderry Township, Lebanon County. The property is located in the Conservation (C) Zoning District. The Applicant seeks to subdivide the existing 80 +/- acre parcel into five (5) large estate type lots. The Applicant requests a Variance, pursuant to §200.H.4.a of the Zoning Ordinance which requires the “pole” of a flag lot to be fifty (50) feet wide. The Applicant seeks a variance for a forty (40) foot width.

Dan Deichmiller, the property owner and Anthony Trost from Melham Associates represented Daniel A. Deichmiller Living Trust in this case. Mr. Deichmiller and Mr. Trost provided an overview of the request for relief for the property located at the northwest corner of the intersection of South Forge Road and East Patrick Road. 2 Exhibits were entered into the record during this time.

E.1. – Plot Plans

E.2. – Section 200.H. of the Township Zoning Ordinance

Solicitor Druby cited the section in the ordinance that describes flag pole lots and that they are a use permitted by right only if they are preserving a natural or agricultural feature.

Residents expressed concerns and asked questions about the project to which the applicant and his representative answered accordingly.

A motion was made by Harris, seconded by Aughenbaugh to approve the variance request with the following conditions:

1. Access “pole” in the North East corner of the lot in question shall not be used for future access.

2. There shall be no further subdivisions of any and all lots.
3. The project shall comply with all Township ordinances as well as any State or Federal regulations.
4. Approval is based on the preservation of the natural features of the property including, but not limited to, the creek and the applicant shall ensure that those conditions are preserved.

Motion carried.

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

With no more business to discuss, Horstick adjourned the meeting at 8:23PM.

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Richie Deibert, Assistant Manager, South Londonderry Township