

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

January 29, 2026

7:00 PM

Opening Ceremonies- The meeting was called to order at 7:03PM by Deibert followed by the Pledge of Allegiance.

The following members were present:

Jeremiah Harris, Chairman	Travis Aughenbaugh, Vice Chairman
Richard Druby, Solicitor	Irene Bartolomei - Member

Township Representatives present:

Richie Deibert, Assistant Township Manager
Frank Chlebnikow, Zoning Officer (Rettew)
Foltz & Natale Reporting Service, Inc. (Stenographer)

Public In Attendance:

David Lenker	William Brown	Rehlda Brown	Gerald Musser
Wilmer Reiff	Harold Rutt	Tim Nolt	

Reorganization:

A nomination was made by Aughenbaugh, seconded by Bartolomei, to nominate Jeremiah Harris as Chair. Motion carried.

A nomination was made by Harris, seconded by Bartolomei, to nominate Aughenbaugh as Vice Chair. Motion carried.

Approval of Minutes: A Motion was made by Aughenbaugh, seconded by Harris, to approve March 20, 2025 meeting minutes. Motion carried.

Public Comment: None

New Business:

Case 01-2026:

Timothy Nolt from Nolt Engineering gave an overview of the project, plans and descriptions. The project proposes to subdivide the southeastern portion of the Subject Property for construction of a new church, school, parking lot, access driveway, on-lot septic system, on lot well, baseball field, and

stormwater management facilities. Mr. Nolt called on witnesses to testify to aspects of the property and proposed project.

Wilmer Reiff is the property owner who confirmed his authorization of the project and described the existing conditions.

Gerald Lynn Musser is acting as an authorized agent of the Lawn Mennonite Church and School. He went over proposed uses, occupancy and attendance. He also mentioned issues with the property perking for sewer on other areas of the property, pushing them to where they are proposing today.

Harold Rutt, also acting as an authorized agent of the Lawn Mennonite Church and School described enrollment, staffing, hours of operation, traffic and the outdoor play area.

After witnesses testified, Mr. Nolt went over the requested variances. He testified to topography and grade issues on the property which also contributed to the proposed location and reasserted the hardships found on the property which contributed to the variances being requested.

Neighboring resident Rhelda Brown questioned how stormwater would be addressed and spoke to current conditions of runoff. She also questioned where church attendees and school students would be coming from.

Neighboring resident David Lenker spoke to the serenity of the area, concerns about the new well and its effect on other wells close by. He also suggested more green space in the parking lot area.

Township engineer, Frank Chlebnikow closed the meeting by letting the Zoning Hearing Board know that the Township does not oppose the variances being requested and asserted that the Applicant shall comply with all other local, state and federal code and ordinance requirements including, stormwater management, land development, and PennDot requirements.

The Board went into executive session at 8:00 p.m. to deliberate and came back into regular session at 8:53 p.m with a decision.

Decision:

- (1) Variance from Section 301.E of the Zoning Ordinance-Access Drive Slope. The Applicant seeks an eight (8%) percent grade within 75 feet of the intersecting street centerline, instead of the required four (4%) grade.
 - a. A motion was made by Aughenbaugh, seconded by Bartolomei to grant the Variance with conditions. Motion carried.

- (2) Variance from Section 418.A.2 of the Zoning Ordinance-Maximum Lot Area in the C and A Zones (5 Acres). The Applicant seeks a lot size of approximately 11.60 acres.
 - a. A motion was made by Aughenbaugh, seconded by Harris to grant the Variance with conditions. Motion carried.

- (3) Variance from Section 418.A.3 of the Zoning Ordinance-Access to Arterial or Collector Highway. The Applicant seeks to use Gingrich Road, a local road, instead of Bachmanville Road, a collector road, for access to and from the Property.
 - a. A motion was made by Aughenbaugh, seconded by Bartolomei to grant the Variance with conditions. Motion carried.

- (4) Variance from Section 418.C.2 of the Zoning Ordinance-Outdoor Area Enclosure. The Applicant seeks to eliminate the requirement of a six (6') foot high fence to completely enclose the outdoor play area.
 - a. A motion was made by Aughenbaugh, seconded by Harris to deny the Variance. Motion carried.

Conditions for the granted Variances 1 through 3 are as follows:

- (a) For the Church:
 - (1) One regular weekly service on Sunday morning;
 - (2) No regular evening activities or mid-week services;
 - (3) Occasional special events such as funerals and ordinations;
 - (4) Maximum occupancy of 299 persons.

- (b) For the School:
 - (1) Enrollment of approximately 50 students, preschool through 9th grade;
 - (2) School hours from 8:30 a.m. to 3:00 p.m.;
 - (3) No after-school programs or regular evening events;
 - (4) Maximum occupancy of 75 persons for special events.

- (c) Applicant shall comply with all other local, state and federal code and ordinance requirements including, without limitation, stormwater management, land development, and PennDot requirements.

Adjournment:

A motion was made by Aughenbaugh, seconded by Harris, to adjourn the meeting at 8:58 p.m. Motion carried.

Richie Deibert, Assistant Manager, South Londonderry Township