**ZONING HEARING BOARD**

**SOUTH LONDONDERRY TOWNSHIP**

**27 WEST MARKET STREET**

**PALMYRA, PA 17078**

August 21, 2019

**Opening Ceremonies-** The meeting was called to order at 7:00 PM by Chairman 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:**

Jenna Seesholtz, Township Manager

Dawn Blauch, Zoning and Code Enforcement Officer

**Public Present:** Joshua Dehaan, Kimberly Dehaan, John Roche, Ifigenia Stravlopolous, Kevin Haring, Sarah Haring, Karen Rowe, Randy Wright of Hanover Engineering, Chad Weaver, Karen Blouch, Cory Blouch,

**Public Comment:** There was no public comment.

**Approval of Minutes:**

**Minutes of July 3, 2019:** A motion by Horstick second by Harris to approve the minutes of July 3, 2019 with amendment. Motion carried.

**New Busines****s**

**ZHB** **2019-06 Joshua D. Dehaan**: Property located at 161 Bell Road, Palmyra, South Londonderry Township, Lebanon County. The property is located in the Agricultural (A) Zone. The applicant requests variance from the South Londonderry Township Zoning Ordinance No. 203, for dimensional relief from 203§ 201.G the Area and Design requirements in particular the side yard setback. Applicant proposes construction of a TWENTY (20) by FORTY (40) foot garage/pool shed along the southern property line. Joshua Dehaan and Dawn Blauch, Zoning Officer were sworn in to offer testimony.

A motion by Harris second by Aughenbaugh to grant the variance of application 2019-06 Joshua D. Dehaan, with regard to property located at 161 Bell Road, Palmyra, as requested. There was no public opposition to this application. Motion carried

**ZHB 2019-07 of petitioner Ifigenia Stavropoulos:** Property located at the 143 East Patrick Road, Palmyra, South Londonderry Township, Lebanon County. The property is located in the Agricultural (A) Zone. The Applicant requests variance(s) from the South Londonderry Township Zoning Ordinance No. 203 for the following; 203§315.O Access Drive Requirements in particular access drive width to permit TWELVE (12) feet rather than TWENTY FOUR (24) feet required, §476.B Maximum Floor Space of ONE THOUSAND (1000) feet to allow full use of existing building THIRTY(30) feet by FIFTY (50) feet, §476.I to exceed maximum traffic generation of TWENTY (20) vehicles per day, and 476.J Driveway setback requirements, to allow encroachment of the TEN(10) foot setback that currently exists. Applicant proposes a Rural Occupation in an existing outbuilding on said property. The board will hear any other requests for relief relative to the proposed Rural Occupation at this time. John Roche of Vision Engineering, Ifigenia Stavropoulos and Dawn Blauch, Zoning Officer were sworn in to offer testimony.

The Board went into executive session at 7:41pm and returned at 8:04pm.

A motion by Aughenbaugh second by Harris to grant the variance of application ZHB 2019-07 of petitioner Ifigenia Stavropoulos with regard to property located at the 143 East Patrick Road, Palmyra, with the following conditions:

1. All signage must meet the requirements of Township Zoning Ordinance §322.B.1;
2. Must meet on-lot sewage requirements in §476.O of the Township Zoning Ordinance;
3. Must meet the lighting requirements in the Zoning Ordinance for in-home business
4. Must meet screening requirements in §476.O of the Township Zoning Ordinance;
5. Applicant is limited to second floor of accessory structure;
6. Any vehicles trips must comply with Township Zoning §476.I and shall be limited to 88 trips for the primary driveway for primary dwelling and the rural occupation

There was no public opposition to this application. Motion carried.

**ZHB 2019-09** of **Kevin and Sarah Haring**, with regard to property located at 4 Bradford Street, Palmyra, South Londonderry Township, Lebanon County. The property is located in the Low Density Residential (LDR) Zone. The applicant requests variances from Zoning Ordinance 203§210.B.g regarding permitted uses, specifically fences; §434.B regarding the permitted height of a fence; and §113, regarding yard area definitions. The applicant proposes installation of a SIX (6) foot high fence located in the front yard approximately EIGHTEEN (18) feet from the right of way. Kevin Haring, Karen Rowe, Karen Blouch, Cory Blouch and Dawn Blauch were sworn in to offer testimony.

**Pubic comment:**

**Karen Rowe:** Karen Rowe of 36 Kingston Drive expressed concern about the property lines not being designated properly.

**Karen Blouch:** Karen Blouch of 52 Kingston Drive expressed concern about clear sight pulling out onto Schoolhouse Road.

**Cory Blouch:** Cory Blouch of 52 Kingston Drive expressed concern about having a 6-foot fence placed in the front yard of a property on Kingston Drive.

A motion by Horstick second by Harris to grant the variance request of application ZHB-2019-09 of petitioner Kevin and Sarah Haring with regard to property located at 4 Bradford Street, with the following conditions:

1. The clear sight triangle must be verified by Township to ensure the fence is no erected within the triangle.
2. The fence must comply with zoning ordinance required as to the location of the fence on the entrance of the property.
3. The vegetation planted on the front side of the fence must meet the requirements of the zoning ordinance.

There was no public opposition to this application. Motion carried.

**ZHB 2019-08 of H.R. Weaver Developers, LLP**, with regard to property located at 798 Airport Rd, Palmyra, South Londonderry Township, Lebanon County. The property is located in the Light Industrial (LI) Zone. The applicant requests variance from Zoning Ordinance 203§230.G regarding the maximum permitted building height of THIRTY-FIVE (35) feet. Applicant proposes to install a seasonal dome over existing artificial turf field. The proposed dome will be in place from approximately Mid-November to Mid-March and exceeds the permitted height by THIRTY-FIVE (35) feet. Randall Wright of Hannover Engineering, Chad Weaver and Dawn Blauch were sworn in to offer testimony.

A motion by Harris second by Aughenbaugh to grant the variance of application ZHB 2019-08 of H.R. Weaver Developers, LLP, with regard to property located at 798 Airport Rd, Palmyra with the following conditions:

1. The placement of the air handler is to meet zoning setback requirements.
2. The FAA no hazard letter will be acquired and submitted to the Township.
3. A stormwater management plan will be submitted for the development.
4. The additional condition set by the Board of Supervisors at their August 13, 2019 meeting that an agreement be fully executed noting the seasonal aspect of the temporary dome be completed and filed with the Township.

**Adjournment:** There being no more business in front of the Board, the Zoning Hearing Board meeting was adjourned at 9:02 pm.

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Jenna Seesholtz, Township Manager