

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

February 24, 2022

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:

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

Public In Attendance:

Rugh Henderson, Mark Gingrich, Joan Ballantine Slayman, Karen and Chloe, Powell, Jim Zugay, Robert Gearhart, Jane Popko, Anthony Lowel, Pat Krebs, John and Darlene Vanderhoef, Darlene Dossett, Jim Panyard, Ceylon Leitzel, Bob Slobozhen, and Michael Fuchel.

Approval of Minutes: A motion was made by Harris, seconded by Aughenbaugh to approve the minutes from the January 13, 2022, Zoning Hearing Board meeting. Motion carried.

Public Comment: None

New Business:

Case 01-2022 -(Case 05-2020 Continuance)- The Zoning Hearing Board will meet to consider the Amended Application of John Vanderhoef, with regard to property located at 1208 Eby Road, Palmyra, South Londonderry Township, Lebanon County. The property is located in the Agricultural (A) Zoning District. The Applicant requests variances from Zoning Ordinance 203, Section 201.G and requests the following relief:

1. A variance to allow two (2) lots containing 13,300 square feet and one (1) lot containing 15,820 square feet, in lieu of 1 acre minimum lot size required by the Ordinance.
2. A variance to allow two (2) lots to have a lot width at the street frontage of 95 feet and one (1) lot to have a lot width at the street frontage of 125.69 feet, in lieu of 120 feet required by the Ordinance.
3. A variance to allow two (2) lots to have a lot width at the building setback line of 95 feet and one (1) lot to have a lot width at the building setback line of 120 feet, in lieu of 150 feet required by the Ordinance.
4. A variance to allow the maximum lot coverage to be 35% in lieu of 20% required by the Ordinance.

Robert Gearhart provided an overview of the proposed subdivision of this property and what was provided to have FEMA re-evaluate the 100-year flood plain for this parcel.

A motion was made by Aughenbaugh, seconded by Harris to grant party status to Attorney Jim Zugay on behalf of Darlene Dossett, who's property is adjoining to the Vanderhoef parcel.

A motion was made by Harris, seconded by Aughenbaugh to conditionally approve the variance requests in their entirety. The western proposed lot, which has a small portion of it residing within the FEMA flood plain, will require approvals by the Planning Commission. Motion carried.

With no more business to discuss, Horstick adjourned the meeting at 9:22PM.

John Eberly, South Londonderry Township, Manager