

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

January 19, 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)
John Eberly, Township Manager

Public In Attendance:

Tim Drexler, Kieran Drexler, Kristi Fetterolf, Josh Weaber, Ken Gepfer, David Tshudy, Jane Popko, Jeff Wagner, Kris Wagner, Cody Snyder

Reorganization Meeting:

A nomination was made by Harris, seconded by Aughenbaugh, to nominate John Horstick Chair. Motion carried.

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

Approval of Minutes: A Motion was made by Harris, seconded by Aughenbaugh, to approve September 22, 2022 minutes. Motion carried.

Public Comment: None

New Business:

Case 01-2023: The Zoning Hearing Board met to consider the application of Dalane Management, LLC, with regard to property located at 20 West Market Street, Campbelltown, South Londonderry Township, Lebanon County. The property is located in the Mixed Use Zoning District. The Applicant seeks a Variance from Section 220.B of the Zoning Ordinance, or relief from Condition Number 6 of the previously issued May 17, 2018 Zoning Hearing Board decision prohibiting the expansion of the relief granted without further relief from the Board, to allow for the expansion of an existing multiple family dwelling use on the property.

David Tshudy from Troutman and Pepper represented Dalane Management, LLC in this case. Mr. Tshudy requested a continuance for the hearing.

A motion was made by Aughenbaugh, seconded by Harris to grant the continuance. Motion carried.

Case 06-2022: The Zoning Hearing Board to consider the application of Dry Run Farm, LP, with regard to property located at 2950 Horseshoe Pike (Stauffer House), Campbelltown, South Londonderry Township, Lebanon County. The property is located in the Low-Density Residential Zoning District. The Applicant seeks to use the property for short-term 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 a short-term rental. The Applicant, in the alternative, is also requesting a Variance from §210.B of the Zoning Ordinance, Uses Permitted by Right.

Josh Weaber from Chrisland Engineering represented Dry Run Farm, LP in this case.

Mr. Weaber provided an overview of the variance and special exception request for the property located at 2950 Horseshoe Pike.

Residents questioned type of people that would be staying there. They also brought up neighborhood safety issues of individuals using the property as a pass-through from the development to the rear and west of the property. One resident requested a landscaped or fence buffer be installed to provide protection from the lights of cars from the parking area located on the west side of the property.

A motion was made by Harris, seconded by Aughenbaugh to conditionally approve the Special Exception Request. Motion carried.

A motion was made by Horstick, seconded by Harris to deny the Variance Request. Motion carried.

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

With no more business to discuss, Horstick adjourned the meeting at 8:43 PM.

Richie Deibert, Assistant Manager, South Londonderry Township