**ZONING HEARING BOARD**

**SOUTH LONDONDERRY TOWNSHIP**

**27 WEST MARKET STREET**

**PALMYRA, PA 17078**

July 3, 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:** John Poff, Rick Bitner, Chad Wallaesa and Kate Wallaesa

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

**Approval of Minutes:**

Minutes of May 16, 2019: A motion by Harris second by Aughenbaugh to approve the minutes of May 16, 2019 with amendment. Motion carried.

**New Busines****s**

**2019-05-ZHB Chad and Kate Wallaesa – 698 Saddle Road-** with regard to property located at 698 Saddle Road, 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 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 adjacent to the sidewalk and SIXTY NINE (69) feet from intersection. Chad Wallaesa was sworn in and offered testimony regarding their application.

A motion by Harris second by Aughenbaugh to grant the variance of application 2019-05-ZHB Chad and Kate Wallaesa – 698 Saddle Road as requested. There was no public opposition to this application. Motion carried.

**2019-03-ZHB- Flight Path One, LLC:** with regard to property located at Lot one, Flight Path Business Park, WS Landings Dr., Annville, South Londonderry Township, Lebanon County. The property is located in the Light Industrial (LI) zoning district. The applicant requests Special Exception pursuant to Zoning Ordinance 203§230.C.5 Commercial recreation uses permitted by Special Exception pursuant to §704.C. Applicant proposes construction of a ONE HUNDRED (100’) foot by ONE HUNDRED FORTY- FIVE (145’) foot building to be used as an indoor volleyball training facility, which would host practice and games, and additionally a ONE HUNDRED (100’) foot by FIFTY (50’) foot area of Office Space. In addition, applicant requests variance §422.B subject property of TWO (2) ACRES shall front collector road, §320 roadway classification, §301.B access drive Requirements of TWO HUNDRED (200) feet, and 315.W required parking, specifically required oversized parking. John Poff of Light-Heigel Association was sworn in and offered testimony regarding his client’s application.

A motion by Aughenbaugh second by Harris to grant the variance of application 2019-03-ZHB- Flight Path One, LLC with the condition that there be no spectator seating in the venue. There was no public opposition to this application. Motion carried.

**2019-04-ZHB- NS Hinkle, Forge Road Storage-** with regard to property located at the North Side of Hinkle Road (T-433) approximately THIRTEEN HUNDRED (1300) feet East of South Forge Road, South Londonderry Township, Lebanon County owned by Evelyn R. Marvel and located in the Light Industrial (LI) Zone. Petitioner owner of Forge Road Storage seeks Special exception pursuant to Zoning Ordinance 203§704.C. and §230.C.17 Mini Warehouses permitted by special exception, applicant proposes lease agreement of land to Petitioner for local RECREATIONAL VEHICLE (RV) storage containing ELEVEN (11) plus acres of the landowner’s overall ONE HUNDRED TWELVE (112) plus acre tract. Rick Bitner of HE Black Associates was sworn in and offered testimony regarding his client’s application. Two exhibits were submitted to the Board for review.

The Board went into executive session at 7:46PM and returned at 8:00PM.

A motion by Harris second by Aughenbaugh to grant the variance of application 2019-04-ZHB- NS Hinkle, Forge Road Storage with the following conditions:

1. The modification of the plan is to comply with parking requirements.
2. The lighting issues required in §310 be addresses with the Land Development Plan submission with buffering and screening to be included.

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

**Adjournment:** There being no more business in front of the Board, a motion by Harris second by Aughenbaugh to adjourn the meeting at 8:13 pm.

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Jenna Seesholtz, Township Manager