**ZONING HEARING BOARD**

**SOUTH LONDONDERRY TOWNSHIP**

**27 WEST MARKET STREET**

**PALMYRA, PA 17078**

March 14, 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:**

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

**Appointment of Chairman of the Board:** A motion by Harris second by Aughenbaugh to appoint Horstick as Chairman of the Zoning Hearing Board and to appoint Harris as Vice Chairman of the Zoning Hearing Board. Motion carried.

**Approval of Minutes:**

Minutes of December 13, 2018: A motion by Harris second by Aughenbaugh to approve the minutes of December 13, 2018 as submitted. Motion carried.

**New Business-**

**2019-01-ZHB-** **Joshua Stoudt:** with regard to property located at 8086 Colebrook Road, South Londonderry Township, Lebanon County. The property is located in the Agricultural Zoning district. The Applicant requests a variance from Zoning Ordinance No. 203§201.G, regarding the minimum required lot area for single-family detached dwellings, and impervious surface coverage of TWENTY PERCENT (20 %), §201.E.1 and §201.E.2 limitations on subdivision and permissible number of lots, §602 limitation of extension of a nonconforming use of land. The Applicant proposes to acquire TWO HUNDRED TWENTY-EIGHT (228) feet by FIFTY-EIGHT (58) feet of property, or move lot line on adjoining property located at 8088 Colebrook Road. Applicant also proposes installation of a TWENTY-FOUR (24) FOOT by THIRY SIX (36) foot garage.

And

**2019-02 ZHB- Steve Phillippy:** with regard to property located at 8088 Colebrook Road, Palmyra, South Londonderry Township, Lebanon County. The property is located in the Agricultural Zoning district. The Applicant requests a variance from Zoning Ordinance No. 203§201.G regarding the minimum required lot area for single-family detached dwellings, and impervious surface coverage of TWENTY PERCENT (20%), §201.E.1 and §201.E.2 limitations on subdivision and permissible number of lots, §602 limitation of extension of a nonconforming use of land. The applicant proposes to sell TWO HUNDRED TWENTY-EIGHT (228) feet by FIFTY-EIGHT (58) feet of said property, or move lot line on adjoining property located at 8086 Colebrook Road.

Both applicants, Township and Zoning Hearing Board agreed to combine both applications into one hearing as it would be land moving from property located at 8088 Colebrook Road to the adjacent property located at 8086 Colebrook Road.

The following parties were sworn in and offered testimony: Joshua Stoudt, Steve Phillippy, Dawn Blauch, Township Zoning Officer

The Zoning Hearing Board went into executive session to deliberate.

**2019-01-ZHB-** **Joshua Stoudt:** A motion by Harris second by Aughenbaugh to grant variance of application of 2019-01-ZHB -Joshua Stoudt, 8086 Colebrook Road, Palmyra, PA with the following conditions:

1. Garage will be built in the location that applicant testified.
2. Applicant will pull a zoning permit and start construction within a year of decision.
3. Approval of Subdivision plan by Planning Commission.

Motion Carried.

**2019-02 ZHB- Steve Phillippy:** A motion by Harris second by Aughenbaugh to grant the variance as requested. Motion carried.

**Adjournment**: There being no other business to attend to, a motion by Aughenbaugh second by Harris to adjourn at 7:39 PM. Motion carried.

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Jenna Seesholtz, Township Manager