

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

March 17, 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:

Gene Otto, Ceylon & Karen Leitzel, Thomas Harlan, and Shawn Martin.

Approval of Minutes: A motion was made by Aughenbaugh , seconded by Harris to approve the minutes from the February 24, 2022, Zoning Hearing Board meeting. Motion carried.

Public Comment: None

New Business:

Case 02-2022: The Zoning Hearing Board will meet to consider the Application of Gene Otto, with regard to the property located at 12 Conewago Hill Drive, Mount Gretna, South Londonderry Township, Lebanon County. The property is located in the Low-Density Residential Zoning District. The Applicant seeks to install a new garage addition to the existing dwelling. The Applicant requests a Variance from Section 210.H of the Zoning Ordinance, Required Minimum Yard Setbacks-Front Yard, and Required Minimum Yard Setbacks-Side Yard, and more specifically, a variance to encroach into the setbacks by 389.62 square feet. The Board will hear any other requests for relief relative to the proposed Application at this time.

Gene Otto provided an overview of the proposed setback variance required to build his proposed garage addition to the existing residence.

Shawn Martin spoke on behalf of the Conewago Hill Association posing questions from it's members about the setback, use of the new structure for the Eastern Enterprise business, potential stormwater issues and how the proposed garage would fit into the architectural consistency within this area.

A motion was made by Aughenbaugh, seconded by Harris to approve the requested setback variance. Motion carried.

Case 03-2022: The Zoning Hearing Board will meet to consider the Application of Ceylon and Karen Leitzel, with regard to the property located at 222 Village Lane, Mount Gretna, South Londonderry Township, Lebanon County. The property is located in the Low-Density Residential Zoning District. The Applicants seek to install a new detached garage on the property. The Applicants request a Variance from Section 210.H of the Zoning Ordinance, Maximum Permitted Height for Residential Accessory Structures, and more specifically, a variance to increase the maximum height to twenty-five (25) feet from the required twenty (20) feet. The Board will hear any other requests for relief relative to the proposed Application at this time.

Ceylon Leitzel provided an overview of the proposed variance requested of this property.

A motion was made by Aughenbaugh, seconded by Harris to approve the height requirement variance request conditional on no business or dwelling unit residing on this addition. Motion carried.

With no more business to discuss, Horstick adjourned the meeting at 8:10PM.

John Eberly, South Londonderry Township, Manager