

SOUTH LONDONDERRY TOWNSHIP
ZONING HEARING BOARD

Notice is hereby given that the Zoning Hearing Board of South Londonderry Township will hold a meeting at the Township Building, 27 West Market Street, Palmyra Pennsylvania, at 7:00 p.m. on December 18, 2024, at which time a public hearing will be held on the following matter:

Application of Timbers Acquisition Group, LLC, with regard to property located at 350 Timber Road, Mount Gretna, South Londonderry Township, Lebanon County. The property is located in the Low Density Residential (LDR) Zoning District. The Applicant seeks to make interior renovations, open a coffee shop, install a micro-distillery and reestablish the small gift shop on the upper level that would include the sale of Timbers Restaurant and Dinner Theater (“Timber Facility”) related merchandise. It also would include a bottle shop for selling craft brewed beverages produced in the proposed on-site micro-distillery and other specialty alcoholic beverages and the selling of bottles of gin to off-site locations.

The Applicant appeals from the Zoning Officer’s decision of November 15, 2024, alleging that Section 603.A of the Zoning Ordinance permits the changing of hours of operation, the wholesale/retail sale of bottled alcohol-based beverages produced on-site and from off-site producers, establishing a gift shop for the retail sales of Timber Facility-associated products and the establishing of a bottle shop within the Timbers Facility for sales of alcohol-based products as the expansion and alteration of a non-conforming use. Alternatively, Applicant appeals the Zoning Officer’s decision alleging that the proposed uses are permitted under Section 604.A as a substitution of a non-conforming use with another non-conforming use that is equally compatible with the surrounding area.

In the alternative, pursuant to Section 704.D, Applicant seeks relief in the form of a variance, or special exception, to Section 603.A (expansion of non-conforming uses) and if deemed necessary, to Section 604.A. (substitution of non-conforming uses) and / or to Section 210.B (permitted uses in LDR district), to allow Applicant to improve, modernize and expand the use of the Timbers Facility as outlined above.

Additionally, Applicant seeks a variance to Section 603.A.7 (and if necessary to Section 210.H) to increase the overall impervious coverage of the site over the existing 46% to allow for the proposed micro-distillery, parking spaces and accessible path.

Finally, if relief is granted by the Board, Applicant requests the Board to establish a timetable pursuant to Section 703.N.2 permitting the Applicant up to twenty-four (24) months from the written decision to submit any required stormwater management plans and / or land development plans to the Township and five (5) years from the written decision to obtain a zoning permit.

The Board will hear any other requests for relief relative to the proposed Application at this time.

All persons interested in the Applications should be present at 7:00 p.m. on December 18, 2024.