

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

December 13, 2018

Opening Ceremonies- The meeting was called to order at 6:00 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: Jeff Witmer, Nate Wenger, Matthew Hovanec, Colleen Hovanec, Steven Oliver Jonathan Forelich, Randy Herr, Gina Herr, Robert Gearhart, Ron Teufel, Bill Leonard

Regular Business

Minutes of October 10, 2018: A motion by Harris second by Aughenbaugh to approve the minutes from October 10, 2018 as submitted. Motion carried.

New Business:

2018-9-ZHB - Jeff Witmer: Property located at 1364 Lawn Road, Manheim, Mount Joy Township, Lancaster County. The portion of property which is the subject of the Petition, is located in 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 permitted front yard setback for an Agricultural Use. The applicant proposes installation of a FIFTY (50) foot by SIXTEY (60) foot Pole Barn on the property to encroach to within TWENTY-FIVE (25) feet from the lot line. Jeff Witmer was sworn in and offered testimony on his request.

A motion by Aughenbaugh second by Harris to grant the variance as requested. Public Comment: There was no public comment. Motion carried.

2018-11-ZHB - Matthew and Colleen Hovanec: Property located at 220 Village Lane, Mt Gretna, Lebanon County. The property is located in the Low-density Residential Zoning district.

The Applicant requests a Variance from Zoning Ordinance No. 203§210.H, regarding the permitted front yard setback for a Residential Accessory Structure, and rear yard setback for an Addition. The applicant proposes installation of a TWENTY FOUR (24) foot by TWENTY EIGHT (28) foot Garage on the property to encroach on the front yard setback, the proposed Accessory Structure will be SEVENTY FIVE (75) feet from the street, also proposed a TWENTY (20) foot SIX (6) inch by THIRTY SIX (36) foot SIX (6) inch Addition, encroaching THREE (3) foot by SIX (6) inches into the rear setback. Nate Wenger of C&S Construction, Matthew and Colleen Hovanec were sworn in and offered testimony.

A motion by Harris second by Aughenbaugh to grant variance as requested. Public comment: Township resident and neighbor to the Hovanec's said he is in support of this application for variance. Motion carried.

2018-10 Steven N. Oliver: Property located at 296 Long Road, Palmyra, South Londonderry Township, Lebanon County. The property is located in the Manufactured Home Park Zoning district. The applicant requests a Special Exception pursuant to section 203§604 Substitution or Replacement of Non-Conformities of Section 203§452 Manufactured Home Park. The Applicant requests a variance from Zoning Ordinance No. 203§452, regarding the entire section of regulation to include but not limited to Setbacks, Number of Units, and a SIX (6) inch poured Concrete Pad. The applicant proposes replacement of existing homes. Property owner Steve Oliver was sworn in and offered testimony.

The Zoning Board went into executive session to deliberate at 6:55PM and came back at 7:31PM. A motion by Aughenbaugh second by Harris to grant variance with the following conditions:

1. There shall be no additional mobile homes added to the existing park
2. No mobile home shall be larger than 16'x80'
3. There shall be no dimensional increase in the existing non-conformities
4. No additional homes shall abut existing public streets and highways
5. Any replacement mobile home shall not exceed the current footprint of the existing mobile home and accessory structure combined.

Public comment: None

2018-12 Jonathan Froelich: Property located at 109 Hulls Point Lane, Hershey, 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 permitted side yard setback for an Accessory Structure. The applicant proposes installation of a TWENTY FOUR (24) foot by TWENTY FOUR (24) foot garage to replace an existing Car Port on the property, and will encroach the FIFTEEN (15) feet setback from the side lot line adjacent to the property. Jonathan Froelich was sworn in and gave testimony on his variance request.

A motion by Harris second by Aughenbaugh to grant variance as requested. Public comment: Township resident and neighbor to the Froelich's, Ron Teufel, said he is in support of this application for variance. Motion carried.

2018-13 Randy R. and Gina V. Herr: With regard to property located at 220 Kreider Road, Palmyra, South Londonderry Township, Lebanon County. The Applicant requests Special Exception from Zoning Ordinance No. 203§603 Pertaining to expansion or alteration of a nonconforming use. In addition the Applicant requests Variance §703.N.1 and §703.N.2 asking to grant alternative time table to the build out time from FIVE (5) years to TEN 10 years, §704.C.2.A regarding specially authorized uses, §704.C.2.D regarding public facilities of sewer and water, §704.C.2.G specific criteria listed in Article 4 for existing use, and §201.G variance from yard requirements to encroach on rear yard setback and impervious surface coverage increase of THREE (3) percent. Bob Gearhart of Matthew & Hockley, Associates, Randy and Gina Herr were sworn in and gave testimony on this variance request.

The Zoning Board went into executive session to deliberate at 8:07PM and returned at 8:17PM. A motion by Harris second by Aughenbaugh to grant the variance in part and deny in part. The Zoning Board is denying applicant's request of §703.N.1 and §703.N.2 to expand the timeframe from 5 years to 10 years is denied. The other requests are granted with the condition 704.C.2.D regarding on-lot sewage disposable system that the applications would be required to ensure the system was adequate Motion carried.

Adjournment: There being no other business to attend to, a motion by Harris second by Aughenbaugh to adjourn at 8:20 PM. Motion carried.