

MIDDLETOWN TOWNSHIP ZONING HEARING BOARD

Diane Beresford, Chairperson
Jacquelyn S. Goffney, Secretary

Christian A. Davis, Vice Chair
Gerry Gebhart
Kathleen O'Connell Bell

Lawrence G. Strohm, Jr., Solicitor

Minutes of the Zoning Hearing Board

The regular meeting of the Middletown Township Zoning Hearing Board was held on **February 24, 2016**, beginning at 7:00 PM in the Township Building, 27 N. Pennell Road, Lima, PA.

Members Present: Christian Davis, Gerry Gebhart, Jacquelyn Goffney and Kathleen O'Connell Bell.

Staff Present: Lawrence G. Strohm, Solicitor, Meredith F. Merino, Zoning Officer

Approval of Minutes: The minutes of the January 27, 2016 meeting were approved as submitted by a vote of 3 – 0.

New Business: Case 2016-02: An application of ACTS Retirement-Life Communities for Granite Farms Estates, located at 1343 W. Baltimore Pike, for a variance from the 50' accessory structure setback requirement in the PRC zoning district in order to install an HVAC chiller and associated 33'4" x 42'4" wall enclosure, as well as a generator affixed to a 5' x 17' concrete pad within the 50' setback area. The chiller wall enclosure will project to within 5 ft. of the property line and the generator will project to within 34 ft. of the property line. Attorney for the applicant, James Byrne, was present to question witness Joe Hanna, Engineer, in support of the application. Mr. Hanna stated that the HVAC chiller and emergency generator are associated with proposed renovations to nearby Building 'E'. The enclosure will aid in screening the view of the chiller system, along with a trellis on top of the wall. Mr. Hanna stated that other locations in the development were investigated for the chiller unit, all of which either blocked vehicular sight distance, or were too close to the building to be feasible. The proposed location will not block sight distance, is not immediately adjacent to the building, and will allow the system to function properly. Mr. Hanna stated that the applicant is requesting the minimum relief necessary and that there will be no impact on neighboring properties. No one was present in support of or in opposition to the application. After all testimony and exhibits were presented, the hearing was closed. The board voted 4-0 to approve the variance as requested.

Adjournment: There being no further business, the meeting was adjourned at 7:30 PM.

The next meeting of the Zoning Hearing Board will be held on Wednesday, March 23, 2016 beginning at 7:00 PM.

Respectfully Submitted,

Jacquelyn Goffney, Secretary