

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 **October 26, 2016**, beginning at 7:00 PM in the Township Building, 27 N. Pennell Road, Lima, PA.

Members Present: Diane Beresford, Gerry Gebhart and Kathleen O'Connell-Bell

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

Approval of Minutes: The minutes of the September 28, 2016 meeting were approved as submitted by a vote of 3 – 0.

Old Business: Case 2016-07: An application of David Renninger, of 18 Arrowhead Trail, for a variance from the minimum depth of rear yard and minimum width of side and aggregate side yards in the R-1 zoning district was withdrawn by the applicant.

Case 2016-08: A continuance was requested for the hearing scheduled for this evening for the application of Plymouth Brethren Christian Church for the property at 219 N. Middletown Rd. The applicant is seeking various dimensional variances with respect to minimum lot size and minimum yard requirements for religious use as a Conditional Use in the R-2 Residential Zoning District, as well as several variances for parking requirements, for use of the property for prayer meetings. The board voted 3-0 to grant the requested continuance to the next regularly scheduled meeting on Wednesday, November 16, 2016 at 7:00pm.

New Business: Case 2016-09: An application of Bruce W. Howze, Jr. of 51 Barren Road, for a variance from the minimum front yard setback in the R-2 Zoning District and a variance from the expansion of a nonconforming structure by more than 10% for the construction of an addition. The addition would project to within 32.67 ft. of the front lot line. The existing front wall foundation is also nonconforming and projects to within 30.3 ft. The applicant stated that the 2.33 ft. projection into the setback is needed in order to accommodate a staircase going into the basement of the addition. The applicant presented testimony and exhibits in support of his application. Mary Anne Eves of 58 Barren Road reviewed the plan, discussed it with the applicant, and has no objection to the variance requests. The hearing was subsequently closed and a decision will be rendered at the meeting on November 16, 2016.

Case 2016-10: An application of Congregation Beth Yeshua for the property at 28 S. New Middletown Road. Applicant is seeking a variance from the minimum side yard setback requirement for Conditional Uses in the R-1 Zoning District in order to construct an 8,695 s.f. addition which would project along the existing side yard foundation to within 20.2 ft. of the side property line. A variance is also required for the expansion of a nonconforming structure by more than 10%. The applicant was represented by member Jeffrey Lowenthal Attorney for the applicant, Timothy Sullivan, was present to question Mr. Lowenthal in support of the application. In the course of questioning, Mr. Lowenthal stated that the congregation has about 300 members and holds services on Friday evening from 8-9:30pm and Saturday morning from 11-12:30pm.

The applicant is seeking variances for the maximum size of addition possible during the due diligence phase of the purchase process. The existing house and garage on the property are proposed to be demolished. The addition design will be refined prior to the Land Development approval process, at which point the sanctuary size, number of seats and parking requirements will be addressed more fully. Charles G. Miller, Esquire, entered an appearance on behalf of Middletown Township, and asked the applicant what the maximum number of attendees would be per service. The applicant stated that High Holiday services held two times per year would draw 400 maximum; normally 200 attend on Saturday and 75-100 attend on Friday. With no further comments, the hearing was closed. After a brief recess, the board approved the application as submitted by a vote of 3-0.

Adjournment: There being no further business, the meeting was adjourned at 8:30 PM.

The next meeting of the Zoning Hearing Board will be held on Wednesday, November 16, 2016 beginning at 7:00 PM.

Respectfully Submitted,

Gerry Gebhart, Acting Secretary