**ZONING HEARING BOARD**

**MEETING MINUTES**

**SOUTH LONDONDERRY TOWNSHIP**

**27 WEST MARKET STREET**

**PALMYRA, PA 17078**

**January 13, 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 Travis Aughenbaugh, Member

Richard Druby, Solicitor Jeremiah Harris, Vice Chairman

**Township Representatives present:**

John Eberly, Township Manager

Richie Deibert, Assistant Township Manager

Frank Chlebnikow, Zoning Officer (Rettew) – Via Telephone

**Public In Attendance:**

Julie Cheyney and Josie Ames.

**Reorganization**: A motion was made by Harris, seconded by Aughenbaugh to recommend John Horstick as Chairman of the Zoning Hearing Board. Motion carried.

A motion was made by Aughenbaugh, seconded by Horstick to recommend Jeremiah Harris as Vice Chairman of the Zoning Hearing Board. Motion carried.

**Approval of Minutes:** A motion was made Harris, seconded by Aughenbaugh to approve the minutes from the November 22, 2021 Zoning Hearing Board meeting. Motion carried.

**Public Comment:** None

**New Business:**

**Case 06-2021** - The Zoning Hearing Board met to consider the Application of JOBI, LLC, with regard to property located at 242 Hinkle Road, Annville, South Londonderry Township, Lebanon County. The property is located in the Light Industrial (LI) Zoning District. The Applicant seeks to use the property for short-term rental of an existing farmhouse on the property. The Applicant requests a Special Exception for Uses Not Provided For, pursuant to §107 and §704.C of the Zoning Ordinance to use the property for short-term rental. In the alternative, the Applicant seeks a Variance from Section 230.B. of the Zoning Ordinance, Uses Permitted by Right, within the LI Zone. The Board will hear any other requests for relief relative to the proposed Application at this time.

A motion was made by Harris, seconded by Aughenbaugh to reject the Special Exception for Uses Not Provided For, pursuant to section 107 and 704.C of the Zoning Ordinance to use the property for short-term rental. Motion carried.

A motion was made by Harris, seconded by Aughenbaugh to approve a variance from Section 230.B of the Zoning Ordinance, Uses Permitted by Right, within the LI Zone, conditional to the Townships third party inspections/building requirements for the short-term rental and if the short term rental use is permitted in the LI district, they must follow the provisions of the short term rental use regulations. Motion carried.

With no more business to discuss, Horstick adjourned the meeting at 8:05PM.

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John Eberly, South Londonderry Township, Manager