**ZONING HEARING BOARD**

**SOUTH LONDONDERRY TOWNSHIP**

**27 WEST MARKET STREET**

**PALMYRA, PA 17078**

**September 24, 2020 7:00 PM**

**Opening Ceremonies-** The meeting was called to order at 7:00 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:**

John Eberly, Township Manager

Frank Chlebnikow, Zoning Officer (Rettew)

**Public Comment:** None.

**Approval of Minutes:** A motion was made by Harris, seconded by Aughenbaugh to approve the minutes from the July 16, 2020 Zoning Hearing Board meeting. Motion carried.

**New Business:**

1. **Case 05-2020** -The Zoning Hearing Board meet to consider the Application of John Vanderhoef, with regard to property located at 1208 Eby Road, Palmyra, South Londonderry Township, Lebanon County. The property is located in the Agricultural (A) Zoning District. The Applicant requests an extension of the timeframes in Section 703.N(2) of the Zoning Ordinance related to the timing of submitting a subdivision and/or land development plan and obtaining a zoning permit with regard to a prior Zoning Hearing Board Decision in 2015. In the alternative, the Applicant seeks variances from Zoning Ordinance 203, Section 201.G regarding (1) minimum lot size, (2) minimum lot width requirement at the street frontage, (3) minimum lot width requirement at the building setback line, and (4) maximum lot coverage, so that the Applicant can create one large lot and three smaller lots from the property.

Vanderhoef provided background of his request and Chlebnikow provided details of the 2020 Flood Plain Ordinance and new maps which impact this property.

A few letters of opposition were provided to the Zoning Hearing Board for consideration.

A motion was made by Aughenbaugh, seconded by Harris to deny the 5 year extension request per Section 703.N(2) of the Zoning Ordinance. Motion carried.

A motion was made by Harris, seconded by Aughenbaugh to grant a continuance to Vanderhoef to pursue additional options as it relates to the Flood Plain Ordinance and new maps impact to his property. Motion carried.

Vanderhoef stated he would waive the 45 day time period to hold the next hearing per the ordinance, since the process to obtain a decision from FEMA concerning the flood plain might take up to 6 months or more.

With no more business to discuss Horstick adjourned the meeting at 8:45PM.

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John Eberly, South Londonderry Township, Manager