

ZONING HEARING BOARD MINUTES

June 3, 2025

Call to Order By: Chairman, Chris Moyer
Members Present: Chris Moyer, Chris Neiles, Ken Dombach
Legal Representation: Josele Cleary, ZHB Solicitor

Motion by Chris Neiles, 2nd by Ken Dombach to approve the minutes of the May 6, 2025, meeting. The vote was unanimous.

APPLICANTS: Henry Beiler

SITE ADDRESS: 424 Prospect Road

CASE NUMBER: 250005

REQUEST: A Special Exception under Section 350-301, Table 3-1.2 for Agri-business to construct a poultry barn.

ZHB Exhibit #1, Affidavit of Zoning Officer: Yes; ZHB Exhibit #2, Proof of Publication Yes
ZHB Exhibit #3, Copy of Posted Notice Yes
Property Posted on May 23, 2025

TESTIFYING FOR APPLICANT: John Williamson with Team Ag.

CONCERNS, COMMENTS AND QUESTIONS WERE HEARD FROM LEGAL COUNSEL AND THE APPLICANT.

Motion to close testimony and admit Exhibits by Chris Neiles, 2nd by Cleon Martin.

Motion by Chris Moyer to Approve Special Exception under Section 350-301, Table 3-1.2 for Agri-business to construct a poultry barn.

Conditions:

1. Applicant shall maintain the generator in an enclosed building. Applicants shall install a fence or vegetative screening to further control noise from the generator prior to the issuance of a certificate of occupancy for the Poultry Barn.
2. Applicant shall explore solar and other alternative energy sources for the Poultry Barn.
3. Applicant shall provide a stoned or paved area sufficient for all trucks to turn around. No trucks shall be permitted to back onto Prospect Road from the Property.
4. Applicant shall maintain the fence surrounding the outdoor areas for the hens. Applicants shall respond to any complaints concerning chickens running at large.
5. Applicant shall not expand the Poultry Barn or erect any other barns on the Property without further approval of the Zoning Hearing Board.
6. Applicant shall obtain all other permits and approvals required by Township ordinances including, but not limited to, approval of a storm water management plan.
7. The Applicant shall always comply with and adhere to the representations contained in the application, as amended, and the evidence presented to the Board at the hearing on June 3, 2025.

8. Any violations of the conditions contained in this Decision shall be considered a violation of the Zoning Ordinance and shall be subject to the penalties and remedies in the MPC.
9. The foregoing conditions shall be binding upon the Applicant, all other Owners, and their successors, representatives, grantees, heirs and assigns.

Vote was unanimous.

Meeting adjourned at 8:59 pm.

Respectfully submitted:

A handwritten signature in black ink, appearing to be 'Drew Keller', written in a cursive style.

Drew Keller
Zoning/Code Enforcement Officer