

ZONING HEARING BOARD MINUTES

December 2, 2025

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

Motion by Chris Neiles, 2nd by Ken Dombach to approve the minutes of the July 1, 2025, meeting. The vote was unanimous.

APPLICANTS: Samuel And Mary King

SITE ADDRESS: 2031 Kilmer Road

CASE NUMBER: 250007

REQUEST: seeking a variance from Section 350-301.D.(1)(a)[2] & Table 3-1.7 to exceed the number of subdivisions or principal nonagricultural uses permitted on a parent tract for the proposed subdivision of their farm creating 2 agricultural parcels.

ZHB Exhibit #1, Proof of Publication Yes ZHB Exhibit #2, Copy of Posted Notice Yes
Property Posted on November 21, 2025

LEGAL COUNSEL FOR APPLICANT: Sheila O'Rourke, Gibbel, Kraybill & Hess

TESTIFYING FOR APPLICANT: Applicant, Samuel King, Daniel Fisher (Applicant's son-in-law) and William Rogers with AET Consulting.

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

ADDITIONAL PARTIES: Township Manager Randall Wenger read into record statement of Board of Supervisors opposing application.

STATEMENTS OF PUBLIC: Letters of support submitted by DL Ebersole, 1949 Kilmer Road and James Simala, 1967 Kilmer Road. Statements from the following adjoining property owners in opposition: Troy Wenger, 2113 Kilmer Road; Joel Keefer, 1866 Kilmer Road; Mervin Moyer, 1918 Kilmer Road.

Motion to close testimony and admit Exhibits by Chris Neiles, 2nd by Ken Dombach.

Motion by Chris Neiles, 2nd by Chris Moyer to Deny the request: seeking a variance from Section 350-301.D.(1)(a)[2] & Table 3-1.7 to exceed the number of subdivisions or principal nonagricultural uses permitted on a parent tract for the proposed subdivision of their farm creating 2 agricultural parcels.

Vote was unanimous.

APPLICANTS: Joshua and Jill Stauffer

SITE ADDRESS: 4665 Elizabethtown Road

CASE NUMBER: 250008

REQUEST: seeking a special exception for a two-family conversion from Section 350-301.B and Table 3-1.2. They are also requesting a dimensional variance to Section 350-602.B(1) to allow the proposed two-family conversion in a principal building containing less than 3,000 square feet.

ZHB Exhibit #1, Proof of Publication Yes ZHB Exhibit #2, Copy of Posted Notice Yes
Property Posted on November 21, 2025

LEGAL COUNSEL FOR APPLICANT: Sheila O'Rourke, Gibbel, Kraybill & Hess

TESTIFYING FOR APPLICANT: Applicants

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

Motion to close testimony and admit Exhibits by Chris Neiles, 2nd by Ken Dombach.

Motion by Chris Moyer, 2nd by Ken Dombach to Approve a special exception for a two-family conversion under Section 350-301.B and Table 3-1.2, and a dimensional variance from Section 350-602.B(1) to allow the proposed two-family conversion in a principal building containing less than 3,000 square feet with normal conditions imposed by the Board.

Vote was unanimous.

APPLICANTS: George Ruth

SITE ADDRESS: 1863 Habecker Road

CASE NUMBER: 250009

REQUEST: seeking a front yard setback variance from Table 3-1.3.d of 6'10" to construct an addition to a single-family detached dwelling.

Steven Lewis was present on behalf of the applicant in which the board agreed to continue the hearing until January 6.

Vote was unanimous.

Meeting adjourned at 8:55 pm.

Respectfully submitted:



Drew Keller
Zoning/Code Enforcement Officer