

ZONING HEARING BOARD MINUTES

March 3, 2026

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 February 3, 2026, meeting. The vote was unanimous.

APPLICANTS: G. David Ginder

SITE ADDRESS: 765 Garfield Road

CASE NUMBER: 260004

REQUEST: requesting a Special Exception under Table 3-1.2 for an Agri-Business to construct a new poultry barn.

ZHB Exhibit #1, Proof of Publication Yes ZHB Exhibit #2, Copy of Posted Notice Yes
Property Posted on February 20, 2026

TESTIFYING FOR APPLICANT: Applicant, John Williamson with Team Ag.

ENGINEERING CONSULTANT FOR APPLICANT: John Williamson with Team Ag.

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

Motion by Chris Moyer, 2nd by Chris Neiles to Approve Special Exception under Table 3-1.2 for an Agri-Business to construct a new poultry barn.

Vote was unanimous.

APPLICANTS: Leonard K. and Christine J. Nolt

SITE ADDRESS: 1233 Mastersonville Road

CASE NUMBER: 260005

REQUEST: requesting a Special Exception under table 3-1.2 for an Agri-Business and a special exception or variance from section 350-303.A(1)(a)[1] to allow a poultry barn to be set back 74.1 feet from the rear property line. They are also requesting a special exception under Table 3-1.2 to operate a dog kennel and variances from Sections 350-603.F(2) and Table 3-1.3 to allow the dog kennel to be setback one (1) foot from the rear property line and a variance from Section 650-603.F(3) to allow fences for outdoor runs and exercise areas to be under the required height of six (6) feet.

ZHB Exhibit #1, Proof of Publication Yes ZHB Exhibit #2, Copy of Posted Notice Yes
Property Posted on February 20, 2026

TESTIFYING FOR APPLICANT: Applicant, Sheila O'Rourke with Gibbel Kraybill and Hell.

ENGINEERING CONSULTANT FOR APPLICANT: Nancy Harris with Weaver Environmental Consulting.

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

Motion by Chris Neiles, 2nd by Ken Dombach to leave the record open and continue the meeting until April 7th.

Vote was unanimous.

Meeting adjourned at 10:30 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