

Lower Paxton Township

Zoning Hearing Board

January 6, 2022

Members Present:

David Dowling

Allen Hansen

Jeff Staub

Greg Sirb

Mark Emery

Joe Murphy

Ron Reeder

Also, In Attendance: James Turner, Amanda Zerbe, Kristi Focht

SE 21-01

Applicant: Linglestown Fire Company

Address: 5981 Linglestown Road

Property Owner: Linglestown Fire Company

Property: 5981 Linglestown Road

Applicant: Seeking a Special Exception

Fees Paid: No Fee Required

Property Posted: December 21, 2021

Advertised: December 16, 2021 and December 23, 2021

The Hearing Began at 7:05 p.m.

Mr. Dowling swore in Nicholas DiSanto, President of Linglestown Fire Company.

Mr. Dowling swore in Amanda Zerbe, Zoning Officer for Lower Paxton Township.

Mr. Dowling questioned Ms. Zerbe on what Township Ordinance is at issue.

Ms. Zerbe answered section 203 805 3a, expansion of a non-conforming non-residential use and Section 203.306 B1, permitted use in the CN (commercial neighborhood) district.

Mr. Dowling questioned Ms. Zerbe if the appropriate fees have been paid.

Ms. Zerbe answered no. She explained no fee was required.

Mr. Dowling questioned if the application had been properly advertised and hearing notices posted. Ms. Zerbe answered that it was posted on December 21, 2021; and advertised in the Hummelstown Sun on December 16, 2021 and December 23, 2021.

Mr. Dowling requested the applicant to begin his testimony.

Mr. DiSanto noted that the community is continuing to grow and Linglestown Fire Company provides a variety of services to the township and county. Mr. DiSanto explained the new addition would allow the Fire Company to store equipment, house an antique fire truck, provide in-door training space and classrooms. Mr. DiSanto noted the planning of this building started six years ago and he noted the various plans they created but noted this proposed plan is the best for the space. He explained the proposed plan will reduce impervious coverage, noting to the map the area around the dark gray would return to grass and landscape.

Mr. Sirb questioned setbacks.

Ms. Zerbe noted the setbacks were good.

Mr. Dowling questioned the allowable height in a Commercial Neighborhood and the height of the proposed building.

Ms. Zerbe answered the allowable height in a commercial neighborhood is forty feet.

Mr. DiSanto answered the height of the proposed building is twenty-five feet.

Mr. Sirb questioned the use of the building.

Mr. DiSanto answered there are many pieces of equipment that are currently stored outdoors that would be stored in the building. He explained one of the pieces that is stored outside and used frequently had to have the water drained after each use and water added to it before it can be used for an emergency. He noted having this piece of equipment stored in the building would deem it ready status and allow five minutes off response time.

Mr. Dowling questioned the square footage of the building.

Mr. DiSanto answered it is 4,200 square feet.

Mr. Dowling questioned the exterior design of the building.

Mr. DiSanto explained they have proposed the similar materials to the other building.

Mr. Dowling questioned Ms. Zerbe on the buffer requirements.

Ms. Zerbe answered the buffer requirements are for 30 feet and they are at 80 feet from the buffer. Ms. Zerbe noted the buffer requirements will be in the land development plan.

Mr. Hansen questioned the applicant if there will be any signage.

Mr. DiSanto answered no.

Mr. Dowling questioned the proposed start date.

Mr. DiSanto answered March.

Mr. Dowling questioned if the Township had a position.

Ms. Zerbe answered no.

Mr. Dowling questioned if a member of the Board wished to take action.

Mr. Hansen motioned to accept the Special Exception 21-01 as submitted.

Mr. Sirb seconded the motion.

Mr. Dowling requested Mr. Turner to conduct a roll call vote: Mr. Hansen, aye; Mr. Staub, aye; Mr. Emery, aye; Mr. Sirb, aye; Mr. Dowling, aye.

Mr. Dowling noted the Special Exception has been granted.

This hearing ended at 7:25 p.m.

Respectfully Submitted,

Kristi Focht

Kristi Focht, Recording Secretary