

ZONING HEARING BOARD MINUTES

January 6, 2026

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

Reorganization of Zoning Hearing Board: Chris Neiles motion to stay the same, ken Dombach 2nd. Chris Moyer, Chairman. Chris Neiles, Vice-Chairman. Ken Dombach, Secretary. Chris Moyer motion to appoint Jason Hess of Nikolaus & Hohenadel, LLP as Solicitor, Chris Neiles 2nd. Motions approved by unanimous vote.

Motion by Chris Neiles, 2nd by Chris Moyer to approve the minutes of the December 2, 2025, meeting. The vote was unanimous.

APPLICANTS: Carl & Nancy Garman

SITE ADDRESS: 196 North Erisman Road

CASE NUMBER: 230011

REQUEST: one-year extension of time to submit land development plan for project at 196 North Erisman Road in the Township's Agricultural (A) Zone, which was approved at Case No. 230011.

Applicant waived stenographer

ZHB Exhibit #1, Proof of Publication Yes ZHB Exhibit #2, Copy of Posted Notice Yes
Property Posted on December 24, 2025

TESTIFYING FOR APPLICANT: Applicant

LEGAL COUNSEL FOR APPLICANT: Claudia Shank with McNeese Wallace & Nurick LLC.

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 one-year extension of time to submit land development plan for project at 196 North Erisman Road in the Township's Agricultural (A) Zone, which was approved at Case No. 230011.

Vote was unanimous.

APPLICANTS: George Ruth

SITE ADDRESS: 1863 Habecker Road

CASE NUMBER: 250009 (Continuation from December 2nd)

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. (Continuation)

Applicant waived stenographer

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

TESTIFYING FOR APPLICANT: Applicant.

AMENDMENT TO APPLICATION: Application was amended to change the requested variance to nine (9) feet.

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

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

Motion by Chris Moyer, 2nd by Ken Dombach to Approve a front yard setback variance from Table 3-1.3.d of 9' to construct an addition to a single-family detached dwelling.

Vote was unanimous.

APPLICANTS: Tyler & Tessa Snavely

SITE ADDRESS: 540-57740-0-0000

CASE NUMBER: 260001

REQUEST: seeking variances from Sections 350-202 and 350-608.F(4) for an accessory structure without a principal structure and an Ag Support Operation without owners residing on the premises.

Applicant waived stenographer

ZHB Exhibit #1, Proof of Publication Yes ZHB Exhibit #2, Copy of Posted Notice Yes
Property Posted on December 24, 2025

TESTIFYING FOR APPLICANT: Applicant and Steve Gergely with Harbor Engineering.

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

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

Motion by Chris Moyer, 2nd by Ken Dombach to Approve variances from Sections 350-202 and 350-608.F(4) for an accessory structure without a principal structure and an Ag Support Operation without owners residing on the premises.

Vote was unanimous.

APPLICANTS: Gregory Herr

SITE ADDRESS: 2040 Hossler Road

CASE NUMBER: 260002

REQUEST: variances from Sections 301.D(1)(a)[2] & [3] and 301.C.1, Table 3-1.3 to exceed the allocated number of subdivision rights to permit two separate lots to be subdivided in the portion of the property north of Hossler Road and to permit the remaining agricultural lot north of Hossler Road to be under the minimum lot size of ten acres for agricultural use and under 20 acres for farm core.

Applicant waived stenographer

ZHB Exhibit #1, Proof of Publication Yes ZHB Exhibit #2, Copy of Posted Notice Yes
Property Posted on December 24, 2025

TESTIFYING FOR APPLICANT: Applicant

LEGAL COUNSEL FOR APPLICANT: Dwight Yoder with Gibbel, Graybill & Hess.

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

Randall Wenger – Spoke on behalf of the Township in opposition to Application for variance to allow an additional subdivision right.

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

Motion by Chris Neiles, 2nd by Ken Dombach to Deny the variance from Section 350-301.D(1)(a)[2] and Table 3-1.7 to exceed the allocated number of subdivision rights to permit two separate lots to be subdivided in the portion of the property north of Hossler Road and to Approve the requested dimensional variance from Section 350-301.C(1), Table 3-1.3 to permit the remaining agricultural lot north of Hossler Road to be under the minimum lot size of ten acres for agricultural use and under 20 acres for farm core.

Vote was unanimous.

Meeting adjourned at 9:16 pm.

Respectfully submitted:



Drew Keller
Zoning/Code Enforcement Officer