

Zoning Hearing Board (ZHB) June 25, 2025, 7pm, at Heidelberg Township Municipal Building, 6424 York Road, Spring Grove, PA

Board members present:

Andy Brough, Chairman, Gene Morelock, Vice Chairman, Ellen Thompson, Secretary, Jay Kalasnik, Solicitor, Chris Walker, Township Zoning Officer

Quorum present, all sworn in

Others present:

Christine Myers, Stenographer

Meg Powell, audio and video recording

Lori Van Tassell, audio and video recording

John Elliot, Attorney for Applicants (ReamCarrMarkeyWoloshinHunter Law Fi

Application number 5-19-2025

Application filing date 5/19/2025

Approved by Planning Commission November 8, 2023 (Chris Walker to confirm date

Applicants: Robert and Kari Meeks, Early Explorers Preschool

Location of Property: 6125 Gardner Rd, Spring Grove, Pa 17362

Zoning District: RRA-A

Applicants request relief from Zoning ordinance: Special Exception to Section 5.1.B.1 Commercial Daycare definition, to operate as a second principal use within the same building. The proposed commercial daycare will expand the existing Accessory Daycare to hold 7-10 students and will meet all existing regulations. Applicants have agreed to cap the number of children at 10.

Applicants request as an alternative a Variance for section 2.2 Daycare definition to permit the existing Accessory daycare to expand from 6 to 10 students. The existing Accessory daycare is a permitted use. The proposed number of 10 students is less than the allowed maximum by the State of 12. This change would have a minimal effect on the neighborhood and would still be within PA Department of Public Welfare Regulations for operating a daycare with one caregiver.

Witnesses giving testimony:

John Elliot, Attorney representing Applicants

Robert Meeks, Applicant

Kari Meeks, Applicant

Chris Baublitz, client of Early Explorers Preschool

Allison Morris, neighbor

Amanda Aument, client of Early Explorers Preschool

Janet Hay, client of Early Explorers Preschool

Attorney Elliot distributed seven exhibits with information supporting the Applicants.

Kari Meeks stated that increasing the number of children requires her to resubmit a permit application with the state.

Board members agreed there was no need to act on the Special Exception request as was previously reviewed and denied on November 29, 2023.

Chairman made a motion to grant the Variance request. Motion carried by unanimous vote.

Solicitor Kalasnik informed the Applicants they will receive an approval letter within 45 days.

Approval for minutes from March and April meetings was tabled and will be considered at the next hearing.

Meeting adjourned at 7:59pm.

DRAFT