

## **Heidelberg Township Zoning Hearing Board (ZHB) Hearing March 26, 2025, 7pm**

At Township Municipal Building 6424 York Road, Spring Grove, PA

Board members present; A. Brough, Chairman; Gene Morelock, Vice Chairman; Ellen Thompson, Secretary, quorum present

Other officials present: Chris Walker, Zoning Officer; Jay Kalasnik, ZHB Solicitor

Stenographer Christine Myers

Chris Raubenstine, Engineer for Hanover Community Church

Scott Brown and Robert Foster represented Hanover Community Church.

Application #21025

Filing Date: 2/10/2025

Planning Commission approval: 3/12/2025

Applicant: Hanover Community Church located at 1959 and 1965 Smith Station Rd, Hanover, Pa 17331 in a Rural Resource Agricultural Area (RRA-A).

Applicant seeks to combine two properties into one, replace an existing barn with a new structure along with expanded parking, plantings, sidewalk and lighting. There will be plantings for screening. Two existing driveways will be removed and replaced with sod. An existing house will remain in use as the church office.

Applicant requests a special exception for Section 5.1B3 of the RRA-A ordinance, Part 12.6C-purpose is consistent with previous zoning approval for Special Exception dated June 25, 1996. The property has been in existence for 25 years with no change in use. This approval was granted before the Township's Comprehensive Plan (2005) or Zoning Ordinance (2011) were in effect.

Applicant submitted Exhibit #1. A copy of App: 01-02 showing approval of Special Exception dated June 25, 1996.

F: the use as permitted in Part #7 and 8 of ordinance:

Part 7: 7.2: proposed building complies as an accessory use

7.3: plantings buffering on property line

7.7b: distance from sightline building max height 50'

7.14 A,F,H all ADA compliant, downward facing outdoor lighting

7.28: water and sewer onsite

8.4 AA: worship centers permitted, compatible with neighborhood, drop off and pickup will not interfere with road.

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Neighbors attending and sworn in by Stenographer:

Derek Mosteller: stated concerns over landscaping, number of special events during the week

Steve Carbaugh: stated there have been no problems in the past with traffic safety or accidents. He asked about the dimensions and height of the new building compared to the old barn. Pastor Brown stated the height of the old barn is 40 feet; the new building will be one story and measure 60 x 100 ft.

Mike Shaffer: stated the traffic on Smith Station Road is heavy and fast. Will there be signage? He also wanted to know about evening activities and the amount of noise from them. Pastor stated the new building will be quiet due to insulation.

Mark Hudak questioned the age of the previous plan from 1996 and whether it still applied since the new ordinance is more specific.

Solicitor Kalasnik questioned the designation by PennDOT of Smith Station Road as a local road. The Ordinance requires a road be labeled either arterial or collector and have access to a highway. Also the number of parking spaces will increase from 76 to 250 while seating capacity in the Church building is 350.

Section 10.1 in the Ordinance defines parking requirements. Engineer Scott Raubentine read out loud all of Section 10 defining parking lot regulations in the Ordinance and stated that all had been met in the drawings for the new plan.

Solicitor Kalasnik also proposed adding additional sidewalk from the existing Church building to the proposed new building. Applicant agreed. Solicitor noted applicant should have a use permit for additional parking lot with dimensions for parking spaces before a land development permit can be issued.

At about 8:30 pm the Board withdrew for a discussion and returned to the meeting after about 15 minutes.

Solicitor Kalasnik stated his concern that the required legal notice in the Hanover Evening Sun newspaper would need to be modified to agree with the Application. He recommended another legal notice be placed with more specific information; another hearing was scheduled for April 30, 2025. The applicants agreed to the continuance. The township will pay the fee for another notice.

Scott Raubenstine gave a closing statement, stating that the new plan would have little or no impact on the neighborhood as the Church would be continuing as it had for 25 years.

Hearing adjourned at 9:02pm.