

MIDDLETOWN TOWNSHIP
ZONING HEARING BOARD

Thomas Danzi

Joseph Klodarska

Gerry Gebhart

Bryan Messick

Jacquelyn S. Goffney

Minutes of the Zoning Hearing Board

The regular meeting of the Middletown Township Zoning Hearing Board was held on **June 25, 2025**, beginning at 6:00 PM at the Middletown Township Building, 27 N. Pennell Road, Lima, PA.

Members Present: Tom Danzi, Gerry Gebhart, Jackie Goffney, Bryan Messick

Staff Present: John McBlain, Solicitor; Meredith F. Merino, Zoning Officer

Approval of Minutes: Mr. Danzi made a motion to approve the minutes of the May 28, 2025 meeting, which was seconded by Mr. Gebhart and approved as submitted by a vote of 4-0.

New Business:

Case No. 2025-10: Patricia Zieverink on behalf of Citizens Bank, located at 1055 W. Baltimore Pike zoned C-2, submitted an application for a Special Exception to replace an existing nonconforming wall sign with a new 15.2 square foot wall sign. The property was re-zoned from B-2 to C-2 in January 2025, rendering the existing 2nd wall sign nonconforming per the provisions of Section 275-181.C.(2)(a)[2]. Applicant wishes to replace the nonconforming sign which requires a Special Exception per Section 275-181.F.(2).

Ms. Zieverink, along with Ms. Diane Quigley of Philadelphia Sign Company were present and provided testimony and evidence in support of the application. Ms. Zieverink explained that the building has street frontage on all four sides and they are requesting a sign replacement that will face the rear of the building toward the Promenade, adjacent to the drive-through. The new zoning code adopted in January permits only one wall sign by right in the C-2 Zoning District, so they are requesting a special exception to allow the existing nonconforming 32 square foot second wall sign to be replaced with a 15 square foot wall sign. The primary wall sign facing Baltimore Pike was already issued a permit several months ago and meets the size requirements of the zoning district. Ms. Zieverink stated that the subject sign aligns with the new corporate standards and will be incorporated with the building architecture. It is modest in size and enhances the visibility of banking services to the community. It is appropriate in scale, location and purpose.

After no further discussion, the record was closed. Mr. Gebhart made a motion to grant the variance as requested, which was seconded by Mr. Messick. The board voted to approve the variance 4-0.

Adjournment: There being no further business, the meeting was adjourned at 6:15 PM.

The next meeting of the Zoning Hearing Board will be held on Wednesday, July 25, 2025 beginning at 6:00 PM.

Respectfully Submitted,
Meredith Merino, Zoning Officer