

MIDDLETOWN TOWNSHIP
ZONING HEARING BOARD

Christian A. Davis

Jacquelyn S. Goffney

Thomas Danzi

Joseph Klodarska

Gerry Gebhart

Minutes of the Zoning Hearing Board

The regular meeting of the Middletown Township Zoning Hearing Board was held on **August 24, 2022**, beginning at 6:00 PM at the Middletown Township Building, 27 N. Pennell Road, Lima, PA.

Members Present: Tom Danzi, Christian Davis, Gerry Gebhart, Jacqueline Goffney, Joseph Klodarska

Staff Present: Max O'Keefe, Solicitor, Meredith F. Merino, Zoning Officer

Approval of Minutes: Mr. Danzi made a motion to approve the minutes of the May 25, 2022 meeting, which was seconded by Mr. Klodarska. The minutes were approved as submitted by a vote of 5 – 0.

New Business:

Case No. 2022-11: An application of Congregation Beth Yeshua located at 28 S. New Middletown Road, requesting variances pursuant to Section 275-195.A.(1)(b)[1] and [2] for a 52 s.f. freestanding sign and a 33 s.f. wall sign where one 20 s.f. sign is permitted in the R-1 Zoning District, and a variance from Section 275-195.G to permit a portion of the freestanding sign located in the R-1 Zoning District to be a Changeable Sign.

The applicant was present and was represented by Attorney Timothy Sullivan, who presented testimony and evidence in support of the application. Mr. Sullivan explained that Congregation Beth Yeshua is residentially zoned and limited to one 20 s.f. sign. Variances are needed for the monument sign that exceeds 20 s.f. as the Township calculates the sign square footage including the whole base as well as the sign, which is 52 s.f., Just the lettering alone is 31 s.f. The wall sign needs a variance as a 2nd sign. The 3rd variance needed is for a Changeable, or digital message board sign. The signage is required because it is difficult to see the front of the building from any distance on approach to the property, as it is located on a 4-lane highway with a 45 MPH speed limit. The applicant explained that the signage would meet all other requirements of the sign ordinance, including the digital message board requirement.

After no further discussion, the hearing was closed. Mr. Danzi made a motion to grant the variances which was seconded by Ms. Goffney. The Board voted 5-0 to approve the variances as requested.

Adjournment: There being no further business, the meeting was adjourned at 6:40 PM.

The next meeting of the Zoning Hearing Board will be held on Wednesday, September 28, 2022 beginning at 6:00 PM.

Respectfully Submitted,

Meredith Merino, Zoning Officer