

MIDDLETOWN TOWNSHIP
ZONING HEARING BOARD

Christian A. Davis

Jacquelyn S. Goffney

Thomas Danzi

Joseph Klodarska

Gerry Gebhart

Lawrence G. Strohm, Jr., Solicitor

Minutes of the Zoning Hearing Board

The regular meeting of the Middletown Township Zoning Hearing Board was held on **September 22, 2021**, beginning at 6:00 PM at the Middletown Township Building, 27 N. Pennell Road, Lima, PA.

Members Present: Thomas Danzi, Gerry Gebhart, Jacquelyn Goffney, Joseph Klodarska

Staff Present: Lawrence G. Strohm, Solicitor, Meredith F. Merino, Zoning Officer

Approval of Minutes: Mr. Danzi made a motion to approve the minutes of the July 28, 2021, meeting, which was seconded by Mr. Gebhart. The minutes were approved as submitted by a vote of 4 – 0.

Old Business: Case 2021-10: An application of Chick-fil-A at 1190 W. Baltimore Pike for a variance pursuant to Section 275-126.B(8) for minimum side yard setbacks for Conditional Uses in the B-General Business Zoning District. Per ZHB Case 2011-01, a variance was granted to construct the building 42' from the east side lot line. Applicant now desires to construct a 473 s.f. drive-thru canopy that will project 1'10" into the previously approved 42 ft. side yard setback. The hearing had been continued from the August 25, 2021, meeting date. Jason Rosier, a representative of Chick fil A was present and provided testimony to enter into the record. Mr. Rosier explained that the canopies are intended to promote the health and safety of team members taking customer orders outdoors, especially during hot or inclement weather. He added that the site lighting under the canopy will be turned off after business hours. The second canopy shown on the plan meets setback requirements and does not require a variance, only the canopy being attached to the building itself. After no further discussion, the record was closed, and Mr. Danzi made a motion to approve the variance request. Mr. Klodarska seconded the motion, and the board voted 4-0 to approve the variance.

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, October 27, 2021, beginning at 6:00 PM.

Respectfully Submitted,
Meredith Merino, Zoning Officer