

# **MIDDLETOWN TOWNSHIP** **ZONING HEARING BOARD**

Diane Beresford, Chairperson  
Jacquelyn S. Goffney, Secretary

Christian A. Davis, Vice Chair  
Gerry Gebhart  
Kathleen O'Connell-Bell

Lawrence G. Strohm, Jr., Solicitor

## **Minutes of the Zoning Hearing Board**

The regular meeting of the Middletown Township Zoning Hearing Board was held on **January 24, 2018**, beginning at 7:00 PM in the Township Building, 27 N. Pennell Road, Lima, PA.

Members Present: Diane Beresford, Christian Davis, Gerry Gebhart.

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

Approval of Minutes: The minutes of the December 20, 2017 meeting were approved as submitted by a vote of 3 – 0.

### Board Reorganization:

Election of Officers: Upon nomination, properly moved and seconded, and by unanimous vote, Diane Beresford was elected Board Chairperson, Christian Davis was elected Vice-Chair and Jacquelyn Goffney was elected Secretary for 2018.

Appointment of Board Solicitor: Upon motion, properly moved and seconded, and by unanimous vote, Lawrence G. Strohm was appointed Zoning Hearing Board Solicitor for 2018.

2018 Meeting Schedule: The Board agreed to meet at 7:00 PM on the 4<sup>th</sup> Wednesday of each month from January to November and on the 3<sup>rd</sup> Wednesday of December 2018. A listing of the specific meeting dates is attached to these minutes.

Hearing Officer: The Middletown Township Zoning Hearing Board hereby unanimously adopts the following resolution:

“RESOLVED, that any member of the Zoning Hearing Board at a meeting when there is no quorum present is authorized to act on behalf of the Zoning Hearing Board as a hearing officer in accordance with and pursuant to the applicable provisions set forth in the Pennsylvania Municipal Planning code”.

New Business: Case 2017-09: A continuance request was submitted for the application of Granite Run Buick for the overflow parking lot located on the Franklin Mint property. The application is for a Use Variance for a vehicle storage lot located in the SU-1A zoning district. The board voted 3-0 to continue the hearing to the February 28, 2018 meeting.

Case 2017-10: An application of the Commonwealth of Pennsylvania for several variances for a State Police Communications Tower to be located at the on- and off-ramps of the Route 1 by-pass. The applicant had been granted the necessary variances for the subject tower in ZHB Case

2015-01, however the variances had expired when no construction occurred one year after the extension was granted. Variance requests include cell tower height, setbacks for equipment building, and landscaping for the tower and equipment building, which is to be located in the B-General Business District. Attorney Carolyn DeLaurentis was present to represent the applicant, and witness John Nally, Chief of Site Development for the PA State Police, testified in support of the application. The previous case file was moved as Exhibit A-1 into the record. Mr. Nally explained that the State is requesting relief to allow for a 270 ft. tall tower, which includes an antenna that extends twenty feet from the top of the tower structure, which is 250 ft. Mr. Nally explained that the only difference from the previously approved tower is the lighting, which will now consist of one strobe light at the top of the tower, and two red blinking lights at the middle of the tower. No one was present to support or oppose the application. With no further comments, the hearing was closed and the board voted 3-0 to approve the variances as requested.

Adjournment: There being no further business, the meeting was adjourned at 7:30 PM.

The next meeting of the Zoning Hearing Board will be held on Wednesday, February 28, 2018 beginning at 7:00 PM.

Respectfully Submitted,

Gerry Gebhart, Acting Secretary

**PUBLIC MEETING NOTICE**  
**2018**  
**ZONING HEARING BOARD**

**NOTICE IS HEREBY GIVEN** that the Zoning Hearing Board of Middletown Township, Delaware County, PA, will hold their 2018 meetings on the fourth Wednesday of each month (except December which is held the third Wednesday) at **7:00 PM** in the meeting room of the Township Building located at 27 North Pennell Road, Lima, PA on following dates.

January 24, 2018

February 28, 2018

March 28, 2018

April 25, 2018

May 23, 2018

June 27, 2018

July 25, 2018

August 22, 2018

September 26, 2018

October 24, 2018

November 28, 2018

December 19, 2018

January 23, 2019