

MIDDLETOWN TOWNSHIP
ZONING HEARING BOARD

Diane Beresford, Chairperson
Jacquelyn S. Goffney, Secretary

Gerry Gebhart

Christian A. Davis, Vice Chair
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 **October 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, Jacquelyn Goffney & Kathleen O'Connell-Bell

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

Approval of Minutes: The minutes of the July 25, 2018 meeting were approved as submitted by a vote of 5 – 0.

Old Business: Case No. 2017-07: Charles Donahue, owner of 177 Bortondale Road was granted variances from from Sections 275-37.C.(6) and 275-199.I.(2) in order to construct porch additions and related walkway steps on an existing house. Applicant is now in the process of getting building plans together for the renovation and is requesting a one-year extension in order to allow time to do so. Upon motion made and seconded, the board voted unanimously 5-0 to grant the requested one-year extension to September 26, 2019.

Case No. 2017-08: Alex G. Perakis of 32 S. Pennell Road was granted a use variance in order to convert the second floor of the office building (zoned R-2) to one residential apartment. He is requesting a one-year extension in order to allow further time to do so. The board voted unanimously 5-0 upon motion made and seconded to grant the requested one-year extension to October 24, 2019.

New Business: Case No. 2018-06: Ollie's Bargain Outlet is seeking a special exception from Section 275-195.C.(2) in order to replace two existing nonconforming signs with one sign totaling 328.7 s.f., as well as a variance from Section 275-195.A.(1) to permit this size wall sign in an R-4 Zoning District. Jeff Rives of East West Signs was present on behalf of the applicant. He explained that the total square footage of the "Toys R Us" and "Babies R Us" signage that had previously been granted zoning relief was 350 s.f., which is approximately 21.3 s.f. larger than the proposed Ollies signage. He went on to say that the signage look and size is necessary for branding and speed of traffic along Baltimore Pike. Several neighbors of nearby Oriole Avenue were present and voiced their objection to the variance request due to the size of the sign being proposed.

Mr. Gebhart noted that the board takes the comment of residents seriously, but due to the nature of the request and the fact that the replacement signage is smaller than the previous signage, he made a motion to approve the variance and special exception as requested. Mr. Davis seconded the motion, noting that the board is conscious of size of signs and that the input

of residents is appreciated. Four members of the board voted to approve the application with 1 member abstaining (Ms. Beresford).

Adjournment: There being no further business, the meeting was adjourned at 7:45 PM.

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

Respectfully Submitted,

Jacquelyn Goffney, Secretary