



Zoning Hearing Board Meeting Minutes
November 20th, 2024

Chairman Jane Ginter called the meeting to order at 7:00 PM. Members present were Jonathan Reynolds, Gina Myers, James Turnure, and alternate Bob Mann. Also present were Zoning Officer John McLucas, Solicitor Mike Craley, Attorney Samatha Craley, Stenographer Tammy Rinehart, Recording Secretary, and about ten citizens.

Chairperson Ginter welcomed Harold (Bob) Mann to the Zoning Hearing Board, the Board of Supervisors appointed Bob at the October 28th, 2024, board meeting. He is fulfilling the term of Richard Pope's membership.

I. Approval of Minutes from September 18th, 2024, Meeting

Motion by Reynolds, second by Myers, to approve the meeting minutes of September 18th, 2024. All members voted aye; motion carried.

II. Zoning Hearing Cases

- a. ZHB 24-4 -1431 Rohlers Church Road- Ag District
 - i. ZHB Case No. 24-4 - Todd Laird/Luther Strine – 1431 Rohler’s Church Road – Ag District – Appeal of Determination of Zoning Officer – Abandonment of Nonconforming Use (Vehicle Repair/Service)

Luther Strine and Todd Laird presented their case to the Zoning Hearing Board members to appeal the determination of the Zoning Officer on September 6, 2024, denial of the application for a Use Certificate for a vehicle repair/service shop. Their application has been denied due to the abandonment of a Nonconforming Use, which occurred between 2019 and April 2024. There are no public records on file showing that the shop was still being occupied as a vehicle repair/service center.

The applicant stated this structure has been utilized continuously as a vehicle repair/service shop since 1981. Starting in 1981, Luther Strine operated his own vehicle repair/service shop at this location until 2002, when he leased the shop to Bradley Grim. Mr. Grim leased the shop from 2001 until 2019 when that lease agreement was terminated. Luther then leased the building to his son Darrell



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Strine from 2019 until April 2024. Darrell occupied the shop from 2019 until April of 2024, doing repairs and service on his fleet of vehicles for his excavating business. In April of 2024 Mr. Laird signed a lease for the shop and relocated his vehicle repair/service there. The building's use was not abandoned at any time.

The Chairperson read the Planning Commission's recommendation, Motion by Pinto, second by Bigham, to recommend to the Zoning Hearing Board to grant the applicant's appeal based on the information provided this evening. All members voted aye; motion carried

Adjourned to deliberate at 7:29 PM and reconvened at 7:40 PM.

Gina Myers recused herself from voting on this case due to her family history with the applicant.

Motion by Reynolds, second by Turnure, to approve the appeal and overturn the determination of the Zoning Officer for the Abandonment of Nonconforming Use (Vehicle Repair/Service) and grant the Use Certificate for the Vehicle Repair/Service Shop for 1431 Rohlers Church Road.

III. Other Business

None

IV. Adjournment

Chairperson Ginter adjourned the meeting at 7:42 PM. **Motion** by Myers, second by Reynolds. All members voted aye; motion carried.

Respectfully Submitted by,

Tina Wagner
Recording Secretary