



Zoning Hearing Board Meeting Minutes March 19th, 2025

Chairperson Ginter called the meeting to order at 7:00 PM. Members present: Jonathan Reynolds, Gina Myers, James Turnure, Robert Mann, and alternate Richard Pope. Also present were Zoning Officer John McLucas, Solicitor Michael Craley, Attorney Samatha Craley, Stenographer Tammy Rinehart, and Recording Secretary Tina Wagner. There were five members of the public present.

I. Approval of Minutes of November 20th, 2024, Meeting

Motion by Reynolds second by Turnure, to approve the meeting minutes of November 20th, 2024. All members voted aye; motion carried.

II. Reorganization

Motion by Reynolds, second by Myers, to nominate Jane Ginter as Chair of the Zoning Hearing Board for 2025. All members voted aye; motion carried.

Motion made and seconded by Myers, to nominate Johnathan Reynolds as Vice Chair of the Zoning Hearing Board for 2025. All members voted aye; motion carried.

Motion by Reynolds, second by Turnure, to nominate Gina Myers as Chair Pro Tem of the Zoning Hearing Board for 2025. All members voted aye; motion carried.

III. Zoning Hearing Cases

- a. ZHB 25-1 -6430 Harmony Grove Road – Crossroad Village Overlay District
 - i. Application by Kerri Gibson of 6430 Harmony Grove Road requesting a Special Exception to permit a Domiciliary Child Day Care Facility pursuant to §27-615.4.

Kerri Gibson was present along with her son, Mitchell Czarneski, and Beth Green with Community Connections for Children on behalf of the application for a special exception to permit a domiciliary childcare facility pursuant to §27-615.4, located at 6430 Harmony Grove Road. This property has been owned by Mrs. Gibson and her husband since 2023 and is used as their principal residence along with their three children. She plans to care for no more than six children under the age of eight years old at one time, Monday through Friday between the hours of 6:00 am and 6:00 pm. She has been caring for children for more than 28 years and is currently in the process of obtaining a license from the Pennsylvania Department of Human Services for her proposed childcare facility. She has received a grant from BLOOM to do some safety updates, which will include fencing



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for the outdoor play area and paving the driveway for parent pick-up and drop-off areas. The property is serviced by a well water filtration system and an adequate-sized septic tank that is acceptable by the Township Sewage Enforcement Officer. The daycare will not create any traffic congestion and will have proper sight distance for cars pulling out onto Harmony Grove Road. The driveway can hold up to eight cars and has a turnaround space in the back to prevent cars from backing out onto Harmony Grove Road. The home is also equipped with interconnected smoke detectors in each room, including the basement. Fire extinguishers are located in the kitchen and the play area of the daycare. All daycare areas of the home have direct exterior access with exits located in the daycare playroom, kitchen, and basement. All members living in the house over 30 calendar days and are over the age of eighteen are required to have their clearances which must be renewed every five years. If both Kerri and her son were sick at the same time, they would either close or have a replacement fill-in that also has their clearances.

Based on testimony, Mrs. Gibson is required to have zoning approval along with Certificate of Use before she is able to obtain the license through the state.

Chairperson Ginter read the Planning Commission's Recommendation, *"Motion by Bigham, seconded by Miller, to recommend approval to the Zoning Hearing Board of the special exception of §27-615.4 located at 6430 Harmony Grove Road, Dover, PA 17315, with meeting all the requirements listed in the application. All members voted aye; motion carried."*

Motion by Mann, second by Myers to approve the request for Special Exception to permit a Domiciliary Child Day Care Facility pursuant to §27-615.4, all voted aye, motion carried.

IV. Other Business

It was noted that there will be a hearing in April for a variance request.

V. Adjournment

Chairperson Ginter adjourned the meeting at 7:45 pm. **Motion** by Reynolds, seconded by Myers. All members voted aye; motion carried.



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Respectfully Submitted by,

Tina Wagner
Recording Secretary