

PENN TOWNSHIP BOARD OF SUPERVISORS
100 Municipal Building Road
Duncannon, PA 17020-1100

Henry A. Holman, Jr., Chairman

Randy Plummer, Vice-Chairman

Lucinda (CeCe) Novinger, Supervisor

MINUTES OF FEBRUARY 23, 2009
Abundant Harvest Church Conditional Use Hearing

Page 1 of 3

The Penn Township Board of Supervisors (PTS) met on Monday, February 23, 2009 at 7:00 p.m. in the Municipal Building to conduct a Conditional Use Hearing for Abundant Harvest Church. Chairman Henry Holman, Jr., Vice-Chairman CeCe Novinger, and Supervisor Randy Plummer were in attendance. Other personnel present were Helen Klinepeter (Secretary), Susan Long (Treasurer), and Rich Wagner (Solicitor). A stenographer was present to transcribe the hearing. The official transcript is available in the office. The list of visitors is also on file in the office.

BACKGROUND

Abundant Harvest Church (AHC) has submitted a Conditional Use application for operation of a church in a Commercially Zoned District at 510 New Bloomfield Road, Duncannon, PA. According to the Penn Township Zoning Ordinance, Article VIII, Commercial District, Section 805.4, houses of worship may be permitted by Conditional Use approval. This approval requires a public hearing in front of the Board of Supervisors.

CONDITIONAL USE HEARING

Chairman Holman convened the hearing, announced that it was being recorded to aid in preparation of the minutes, and then turned it over to Solicitor Wagner.

The Solicitor noted that the PTS, the Secretary and Matthew Zang, Pastor of AHC were in attendance. He entered into exhibit the hearing notices, application, listing of adjacent property owners, recommendations from the Penn Township Planning Commission (PTPC), comments from the Zoning Officer and a sketch plan showing topography and location of existing buildings.

The Solicitor asked that Pastor Zang be sworn in by the stenographer and then asked Pastor Zang several questions. Pastor Zang stated that the property would be used as a sanctuary on Wednesday nights and Sunday mornings with office hours during the week. He stated that there would be occasional fellowship gatherings without food preparation. He stated that there were 57 parking spaces, enough for AHC at the present time. He stated that he did not anticipate any noise, glare, traffic or fire hazards, or safety issues. He stated that a water supply and sewage disposal system was in inexistence.

Pastor Zang asked, if conditional use could be granted, could the property be occupied by March 31st. Occupation taking place after that time would require that AHC pay property taxes.

At this time Pastor Zang was excused so that the PTS could deliberate.

DECISION

The Solicitor reported the following decision:

- I. Finding of Fact
 - a. The application for Conditional Use by AHC was properly advertised in a newspaper of general circulation. (See Exhibit 1)
 - b. The Conditional Use application of AHC seeks to use an existing building at 510 New Bloomfield Road, Duncannon, PA for purposes of ministry. (See Exhibit 2.)
 - c. A listing of adjoining property owners has been supplied. (See Exhibit 3.) A plan setting forth the details of the property, its ingress and egress, plot plan showing

PENN TOWNSHIP BOARD OF SUPERVISORS
100 Municipal Building Road
Duncannon, PA 17020-1100

Henry A. Holman, Jr., Chairman

Randy Plummer, Vice-Chairman

Lucinda (CeCe) Novinger, Supervisor

MINUTES OF FEBRUARY 23, 2009
Abundant Harvest Church Conditional Use Hearing

Page 2 of 3

the parking, location of building, and surrounding property has been supplied. (See Exhibit 4).

- d. The PTPC has provided a favorable response to the AHC request for conditional use. (See Exhibit 5.)
- e. The Zoning Officer has provided confirmation that the Conditional Use is in compliance and recommends approval. (See Exhibit 6.)
- f. A portfolio setting out the existing location is set forth in Exhibit 7.

II. Narrative

The AHC, an existing church in central PA, desires to purchase the property at 510 New Bloomfield Road, Duncannon, Penn Township, for the purposes of use as a sanctuary. It should be noted that the facility was a medical center that is fully constructed, with parking, landscaping, its own septic system and water supply on the property. It should be noted that the church is using an existing property and will probably be using it less than the previous owner.

III. Compliance with Section 1820.2.A. of the Zoning Ordinance

(It should be noted that, while section 1820 refers to compliance with section 1820.2.B, this is a typographical error and should refer to section 1820.2.A.1-9. The PTS will be reviewing this application in light of section 1820.2.A.) A review of those sections includes the following:

- a. The location, boundaries, dimensions and ownership of the land is set forth in the development plan.
- b. The intended use of the property is appropriate and will include services of ministry, with occasional church-related activities, but not in the form of preparation of food on the premises.
- c. The location, use, and ground area of the building is consistent with the existing property and will require no new construction.
- d. The arrangements, locations, dimensions of the proposed spaces, yards, streets, accessways, loading and unloading facilities is in keeping with the existing facility and will not change the existing facility.
- e. The arrangement and capacity for automobile access, parking, loading and unloading is already in existence and therefore no additional information is necessary.
- f. The character of the buffer area and screening devices seems to be already in place in the form of various shrubbery and plantings on the property.
- g. The methods to control noise, glare, air pollution, water pollution, fire hazards seem to be non-existent in the sense that it is not anticipated that excess noise, glare, air pollution or water pollution or other safety hazards will be produced.
- h. A description of the methods to be used for water supply treatment and disposal of sewage and wastes is in the form of the existing facility that predated the use by the church.

IV. Conclusion

The PTS, after having had the opportunity to consider the Conditional Use application of AHC, and after considering the exhibits that were submitted and the

MINUTES OF FEBRUARY 23, 2009
Abundant Harvest Church Conditional Use Hearing

Page 3 of 3

testimony presented during the hearing, does hereby vote to approve the
Conditional Use application.

The Secretary was requested to send Pastor Zang a letter informing him that the Conditional Use application has been approved as of February 23, 2009. The Findings of Fact and Conclusion will be available after the stenographer has prepared them.

ADJOURNMENT

At 7:15 p.m., upon a Novinger/Plummer motion, the PTS voted unanimously to adjourn.

Susan E. Long
Recording Secretary