



PENN TOWNSHIP BOARD OF SUPERVISORS

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Clifford Lindgren

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Forrest Woodward

**Minutes of 10/28/25
Conditional Use Hearing
19 Morgan Street**

The Penn Township Board of Supervisors (PTS) met on Tuesday, October 28, 2025 at 6:00p.m. in the Municipal Building for a Conditional Use Hearing. Vice-Chairman Karen Potteiger, and Supervisor Forrest Woodward attended. Other personnel present were Darrell Dethlefs (hereinafter referred to as Solicitor), Secretary Jennifer Blouch (hereinafter referred to as Secretary), Zoning Officer Truman Heberlig, and Justin Hayman (Operations Coordinator). A list of visitors attending is on file in the Township Office. Vice-Chairman Karen Potteiger convened the hearing. The meeting was recorded to aid in the preparation of the minutes. The recording will be destroyed once the draft minutes are complete.

Solicitor Darrell Dethlefs announced that a court reporter would be recording the hearing.

The solicitor had the court reporter swear in Truman Heberlig, Justin Hayman, and Donald and Molly Heckard.

The solicitor announced the exhibits.

The landowners, Molly and Donald Heckard, presented their case. Molly Heckard stated that she would like to see clients out of her home. She is self-employed. She will only have 2 cars there at a time at most.

The solicitor asked where Molly Heckard's residence is. Mrs. Heckard responded that she lives at 1003 State Road. The solicitor asked where she was asking to see clients. She answered 19 Morgan Street. The solicitor asked who resides at 19 Morgan Street. Mrs. Heckard responded that no one lives there.

The solicitor asked Mrs. Heckard to describe the business. Mrs. Heckard answered a health and wellness business where she guides her clients to optimal health. She described the layout and the remodeling that she has completed.

The solicitor asked what the hours of operation would be. Mrs. Heckard answered that her first client is at approximately 8am and her last client would arrive at approximately 4pm. She has another location in Elizabethtown and would like to use 19 Morgan Street approximately twice a week.

The solicitor asked how many clients would be in the office at the same time. Mrs. Heckard answered that she could possibly have a client waiting while she's



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seeing a client, so there would be up to 2 clients at a time.

The solicitor asked how she would get over the hurdle of the house having to be a residence. Mrs. Heckard answered that she was told a conditional use would be less of a hassle than changing the zone of the property.

The solicitor asked if there is any off-street parking. Mrs. Heckard answered no. The solicitor asked if she had ever lived there. Mrs. Heckard answered that she lived there for 27 years.

The solicitor asked the zoning officer Truman Heberlig if he is familiar with the property. Mr. Heberlig answered that he is not very familiar, because when the application was submitted, a different zoning officer handled it. It was denied because it was not a permitted use.

Mrs. Heckard asked the zoning officer why the business wasn't approved. He answered that the use is not permitted, and is therefore a conditional use.

The solicitor asked what zone the property is located. Mr. Heberlig answered R-2 High Density Residential. The solicitor asked the zoning officer if he was correct that the supervisors would have to approve or deny the conditional use as a home business. Mr. Heberlig confirmed.

The solicitor asked the Operations Coordinator Justin Hayman if he had looked at the property 19 Morgan Street. Mr. Hayman answered yes. The solicitor asked if there were any signs visible on the property. Mr. Hayman answered yes, there is a window sign that reads Heckard's Health and Wellness.

The Penn Township Board of Supervisors recessed at 6:15p.m.

The Penn Township Board of Supervisors reconvened at 6:22p.m.

The court reporter swore in Jennifer Blouch.

The solicitor asked the secretary when the complete application was fully submitted. The secretary answered September 9th, 2025.

Upon a Woodward/Potteiger motion, the Penn Township Supervisors voted unanimously to deny the Conditional Use because the property is not a permanent residence.



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Upon a Potteiger/Woodward motion, the Penn Township Supervisors voted unanimously to adjourn the meeting at 6:25pm.

Respectfully Submitted,
Jennifer Blouch
Secretary