

Penn Township Zoning Hearing Board

10/9/25

Peifer Properties Hearing - 57 Fisher Street

The Penn Township Zoning Hearing Board (ZHB) met on Thursday, October 9, 2025 at 7:00 p.m. in the Municipal Building to hold a hearing for Peifer Properties and Development. A list of visitors attending is on file in the Township Office. The meeting was recorded to aid in the preparation of the minutes. The recording will be destroyed once the draft minutes are complete.

Present:

Brian Foster

David Clark

Julie Mackey

Dennis Shatto - Solicitor

Jerry Gibboney, Jennifer Blouch (Secretary), and Truman Heberlig (Zoning Officer) were sworn in.

Recognition of Visitors

No one wished to speak.

Solicitor Dennis Shatto asked the secretary if the hearing was advertised, if the property was posted, and if the nearby property owners were notified. The secretary answered yes.

Jerry Gibboney stated that the property owners are asking for a variance for relief of 5 feet for the front setback of the property 57 Fisher Street so that they may build a 2 unit residential home. Mr. Gibboney stated that they are only asking for a variance, not for land development approval. They want to remove the existing dwelling and place the proposed dwelling as far back as possible. He stated that most of the houses in the neighborhood are much closer to the road than the proposed building would be. The zoning requirements limit impervious total area to 30% and they are proposing to cover 29.55%. Mr. Foster asked if they could move the proposed building back any further. Mr. Gibboney answered no. Mr. Foster asked if there are any landscaping hardships that would prevent it from being further back. Mr. Gibboney answered that the rear setback is what prevents it from being moved back.

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The Solicitor asked if there is any way to construct this proposed structure without encroaching on the setbacks. Mr. Gibboney answered no.

The secretary asked if the 29.55% impervious included the driveway. Mr. Gibboney answered yes.

The board recessed at 7:15pm and reconvened at 7:25pm.

Upon a Mackey/Clark motion, the Zoning Hearing Board voted unanimously to approve the variance as requested.

The hearing concluded at 7:26pm.

Minutes

Upon a Clark/Mackey motion, the Zoning Hearing Board voted unanimously to accept the minutes of September 11, 2025.

Old Business

None

New Business

None

Amendment to the Agenda

None

Adjournment: Upon a Clark/Mackey motion, the Zoning Hearing Board voted unanimously to adjourn the meeting at 7:35pm.

Respectfully submitted,
Jennifer Blouch
Secretary