Penn Township Zoning Hearing Board
Minutes of 9/10/26

The Penn Township Zoning Hearing Board (ZHB) met on Thursday September 10, 2026, at 7:00 p.m. at 16 Shermanta Drive, Duncannon, PA 17020 to conduct a Variance Hearing for 1014 State Road. A list of visitors attending is on file in the Township Office.

Present:
Brian Foster - Chairman
Julie Mackey - Vice-Chairman
Larry Watts – Board Member

Also Present:
Jennifer Blouch - Secretary
Justin Hayman - Operations Coordinator
Truman Heberlig - Zoning Officer
Rachel James – Solicitor

The Pledge of Allegiance was recited.

The Applicant submitted an application requesting variance relief from lot size in Article 6, Section 605 of the Zoning Ordinance. The required lot size is 20,000 sq. ft., and the proposed lot is approximately 19,994 sq. ft.

Solicitor James confirmed that legal notice of the hearing was published in the *Duncannon Record* on August 27, 2026, and September 3, 2026, and that all required parties received notice. The secretary affirmed publication and notification.

Testimony

Ben Kirk, from Burget and Associates, testified that:

- Craig and Karin Beam own 1014 State Road.
- They plan to purchase a neighboring property and a small portion of another neighboring property to create one larger tract that is closer to conforming, and to solve an existing encroachment.
- The applicants would like to build a single-family dwelling on the proposed lot.
- The applicants would like to have the variance approved before they purchase said properties and before they submit subdivision plans.
- The applicants are not asking for any other variances.

The Board recessed for deliberation from 7:13pm to 7:29pm.

DRAFT

Penn Township Zoning Hearing Board
Minutes of 9/10/26

Board Decision

Upon a Mackey/Watts motion, the Board voted unanimously to approve the variance request, subject to the condition that the adjoining properties be sold to the applicant within 90 days of the written decision.

The hearing was adjourned at 7:31pm.

Minutes

Upon a Mackey/Watts motion, the Zoning Hearing Board voted unanimously to approve the minutes from 6/11/26.

Adjournment

Upon a Watts/Mackey motion, the Zoning Hearing Board voted unanimously to adjourn at 7:39pm.

Respectfully submitted,
Jennifer Blouch
Secretary

DRAFT