

DILLSBURG BOROUGH ZONING HEARING BOARD  
MINUTES  
JANUARY 24, 2008  
7:00 PM

The Dillsburg Borough Zoning Hearing Board held their business meeting at the Dillsburg Borough Office on the above-mentioned date. Zoning Hearing Board Members in attendance were Donald Will, Doug Boelhouwer and Jeff Beitzel. Also present were Solicitor Linus Fenicle, Stenographer Roxy Cressler, Borough Manager Karen Deibler and Borough Secretary/Treasurer Debbi Beitzel.

The following visitors were present: Borough President Jeff Griffin, Planning Commission Representative Leon Zeiders, Jeannette Mikos, Gary Divens, Doug Rosbach, Larry Klase, Gema Weigel, Mitch Gettle, Bill Dennerlein, Ken and Ellen O'Connor.

The meeting was called to order by Doug Boelhouwer at 7:02 PM.

The first item on the agenda was the Re-Organization to Elect Officer for Chairman. Donald Will nominated Doug Boelhouwer. Jeff Beitzel seconded the nomination. There were no other nominations. – Motion Carried.

The second item on the agenda was the approval of the August 23, 2007 meeting minutes. Donald Will moved to approve the minutes as presented. Chairman Boelhouwer seconded the motion. – Motion Carried.

Chairman Boelhouwer indicated the purpose of this hearing was a request for an area lot and width requirement variance was received from Daniel and Jeannette Mikos for the property at 30 Greenbrier Lane.

Stenographer Roxy Cressler had sworn in the six (6) people (Larry Klase, Douglas Rosbach, Gema Weigle, Ellen & Kevin O'Connor and Jeannette Mikos) that planned on speaking

Chairman Boelhouwer asked the applicant to present her case. Jeannette Mikos indicated the zoning variance was for 30 Greenbrier Lane, she and her husband had purchased the property back in November of 2007. She stated the plans were reviewed by the Planning Commission last night and they had questions concerning the off-street parking. Mrs. Mikos stated she would like the Zoning Hearing Board to grant a continuance and the application be amended until the February 2008 meeting, based on the fact that the application didn't include the off-street parking variance.

Chairman Boelhouwer stated based on the research and work that had already been done; it appears there is more than one factor involved. Chairman Boelhouwer stated considering the amount of additional work and more scrutiny needed, the people should collectively get together and take a look to see if the February meeting is viable.

Chairman Boelhouwer suggested the applicant consider another approach or proceed with the hearing. Chairman Boelhouwer stated there wasn't any importance to have a continuance based on just the parking issues. Mrs. Mikos stated the off-street parking and the width access variances weren't included on the application. Mrs. Mikos asked if the Board would like her to withdraw her application and reapply for February. Chairman Boelhouwer stated he thought February would be too soon and could she withdraw the request and pursue it after the work is completed. Mrs. Mikos indicated she feels Hoover Engineering would be able to have it collectively completed by February and her husband, the engineer and she would be able to attend the Planning Commission Meeting and the Zoning Hearing Board Meeting together. She also indicated the house at 30 Greenbrier Lane is under a sales contract pending on the decision of the subdivision and wouldn't want to delay it any further than February if possible.

Mrs. Mikos asked what other issues were outstanding other than the area lot requirement, the width lot requirement and the parking. Chairman Boelhouwer indicated that would come out at the hearing. Chairman Boelhouwer and Solicitor Fenicle had a side bar conversation. Chairman Boelhouwer resumed the meeting and suggests to Mrs. Mikos she re-files and meet with the engineer and look-over the zoning requirements. He also stated there is a period of time for the Board to get through all the notifications in order to have the meeting in February. Chairman Boelhouwer stated the options are: going forward with the hearing or reapply and schedule another date. Manager Deibler indicated the completed information needs to be at the Borough Office no later than 4:30 PM on Tuesday, January 29<sup>th</sup> and a letter regarding the waivers for Borough Council would be needed by January 31<sup>st</sup>. Mrs. Mikos stated it would be complete to meet the deadline for the February meeting. She indicated she is withdrawing her current application and would resubmit in order to be on the agenda for February. Chairman Boelhouwer indicated if any problems occur; to alert the Borough Manager at least five working days prior to the hearing.

Donald Will moved to adjourn at 7:25 PM. Jeff Beitzel seconded the motion. – Motion Carried.

Respectfully Submitted,

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Debbi L. Beitzel, Secretary/Treasurer

cc: Zoning Hearing Board Members  
Solicitor Fenicle  
Dillsburg Borough Council Members  
Dillsburg Borough Planning Commission  
Mayor Snyder  
Manager Deibler  
Solicitor Allshouse  
Engineer Knoebel