

COLERAIN TOWNSHIP ZONING HEARING BOARD MINUTES  
Wesley Church 2022-03  
June 1, 2022 at 7:00 P.M.

Members present were: Bob Stanley, Chairman, Doug Eaby Vice-Chairman, and Tammy Rineer, Member. Josele Cleary, Zoning Hearing Board Solicitor was present as well as Allen Blank Court Reporter whose contact information is 717-687-8942. A listing of others in attendance will be kept on file.

This being the second hearing of the night immediately followed the first hearing wherein introductions were made and procedures were presented.

Bob Stanley presented Case 2022-03 by reading the public notice.

Ms. Cleary asked the applicant Jim Wiggins if was represented by Council and he stated he as not.

At this time Ms. Cleary asked if anyone wished to be recognized as a party to this application. The following residents wished to do so: Natalie Kershner of 30 Wesley Road, Laurene Swarr of 50 Wesley Road, Arthur Winter of 10 Wesley Road, and William Lawver of 2 Wesley Road. All who wished to be recognized are adjoining except Mr. Lawver. Ms. Cleary recommended that the Board approve party status to all four parties.

A motion was made by Bob Stanley and seconded by Doug Eaby to approve party status to the four residents in the above paragraph. The vote was unanimous.

Mr. Wiggins was sworn in and stated his case by explaining first of all that now the church will only be asking for permission for one mobile home and not two. After that he explained that he brought along a plan that shows the location for the proposed mobile home is exactly where the previous removed mobile home was, the existing driveway location, existing well, and existing electric service. He stated that the goal is to reach out to the community and help homeless people transition by providing temporary housing. The proposed mobile home is being donated and it is 16' x 68'. It will have a fully accessible handicapped deck, the project is not designed to be for profit,

Bob Stanley confirmed with Mr. Wiggins that only one mobile is being requested. Mr. Wiggins also explained that he met with the Sewage Enforcement Officer and a sand mound may need to be installed. Mr. Wiggins explained where the property line near the Jehovah's Witness Church and also explained that now that only one mobile is being requested the proposed distance from the property line which would have been 190' is now 240'. Bob also confirmed with Mr. Wiggins that the proposed mobile will be on tract 1 of the deed and not tract 2, that there is an established driveway for the proposed mobile which shoots off of Wesley's existing driveway.

Bob Stanley also asked if there would be rent charged; at this time Blake Deibler, lead pastor for Wesley was sworn in. Mr. Deibler explained that the project will be non-profit but as part of assisting those in transition rent may be charged as a way to teach them financial responsibility.

Ms. Cleary asked Mr. Deibler to explain Transitional Housing. Mr. Deibler explained the amount of Solanco students that are homeless among other situations involving people of all ages and the church's desire to provide outreach to these people that are in need.

He also explained the locations of nearby facilities that offer transitional housing and what they have learned by contacting folks that work for these places. He stated that the mobile would not be for permanent residency, and explained that a vetting process will be put in place but to date it is not written.

Bob Stanley asked if children were in the housing would the church be responsible to get them to school but Mr. Deibler was not sure.

Doug questioned the section number they applied for and Ms. Cleary clarified that the section applied for is correct.

Mr. Deibler also explained that they have been discussing many rules they will want followed such as no alcohol or drugs, etc.

Mr. Wiggins let the Board know he brought in a large plan copy of the one submitted with the application if they wished to review it. The Board reviewed it and Ms. Cleary recommended that Mr. Wiggins mark up the GIS copy submitted with the plan which is Exhibit A1 and show the location of the previous mobile as well as the proposed mobile which is circled. He did so.

At this time Ms. Cleary announced that the parties recognized could now ask questions of the applicants' witnesses.

Natalie Kershner stepped forward and asked the following questions: Location of sand mound, what is the vetting process as well as the standards, would the church consider community input with the vetting process, how will the dignity of the residential neighborhood be maintained, what will happen when the proposed mobile is no longer inhabitable since they do not last, if a minor would need to be in the housing how would that be handled. There was also a brief discussion between Ms. Kershner and Mr. Deibler as to what may or may not be the correct location for such a facility as they both agreed there was a need.

Jim Wiggins explained the location of the sand mound, Mr. Deibler explained the vetting process that they have to date and the team they have in place thus far, yes to including community input with the vetting process, church maintains current property very well and mobile would have same maintenance, no projection whether or not the mobile home would be upgraded or replaced if it got run down, there is no plan in place to date as to handle minors.

William Lawver stepped forward and asked the following questions: Who will be handling the vetting process, what is the background of each of the six member boards, why would the church feel they should be the authority to set up a homeless shelter, who will be in charge of enforcement of rules, how will ensure that many people will not be residing in the mobile home, was any research done on property value effects.

Mr. Deibler explained there will be a six- member board for the vetting process, he also explained the backgrounds of each member, Mr. Deibler explained he feels the church's commission is to reach the whole world, they will be required to sign a contract so they agree to comply with the rules, no research was done on property values.

Jim Wiggins explained that the sewer is setup for one family which is generally for five to six people.

Laurie Swarr asked about enforcement plans and if any are in place in case they would have to force someone to leave, if the proposed transitional housing program goes well what would be the church's long term goals

Mr. Deibler explained that they are interested in connecting with a local church and implementing their mentoring program. If this program would not work, they would improve coaching. Mr. Deibler explained that if it goes well the church would most likely be back since it is the church's goal to care for all in Solanco.

Ms. Cleary asked the non-party audience members if they had a question for the applicants' witnesses.

Scott Kulicke asked if the church is aware of all of the zoning and other regulations that are required if the Board would grant their application. Jim Wiggins stated they are aware.

Laurie Swarr asked about deed restrictions and Ms. Cleary stated that the Zoning Hearing cannot enforce deed restrictions as well as not doing any research involving deeds.

Ms. Cleary announced at this time that testimony would be heard from the recognized parties. All parties were asked individually if they wished to make a statement. All that testified were sworn in.

Ms. Kershner expressed her wish that if approved the program would be specifically for Solanco families. She is concerned that it may be used for ex-convicts, people coming out of drug rehab, and homeless living on the streets because of poor choices. She expressed concern for her own children's safety. No one had any questions for Ms. Kershner.

Arthur Lawver expressed his concern that this facility is so close to his home, property values, his concern for his family, and let the church know that what they do on their property does affect the neighbors such as music on Sunday mornings. No one had any questions for Mr. Lawver.

Ms. Cleary announced at this time that any persons not recognized as a party could make a statement. No one stepped forward.

At this time Ms. Cleary explained the options available to the Board for the purposes of rendering a decision.

Ms. Cleary also let the audience know how the Board functions and that they should not be lobbied in any way.

A motion was made by Doug Eaby and seconded by Tammy Rineer to close testimony. The vote was unanimous.

At 8:31 P.M. Bob Stanley announced the Board would adjourn for an executive session which they returned from at 8:41 P.M. and Bob Stanley called the meeting back to order.

A motion was made by Tammy Rineer and seconded by Doug Eaby to take this application under advisement and render a decision at the next meeting on July 6, 2022. The vote was unanimous.

This hearing was completed at 8:41 and was immediately followed by Case 2022-04

Respectfully Submitted,

Carmen B. Wiker, Asst. Zoning Hearing Board Secretary