

**MINUTES OF THE MEETING OF THE  
UPPER ALLEN TOWNSHIP ZONING HEARING BOARD  
May 11, 2023**

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The May meeting of the Upper Allen Township Zoning Hearing Board was called to order by Chairperson, Gary Scicchitano at 6:04 p.m. on Thursday, May 11, 2023. The following board members were present, Gerald Schultz, Ross Buchan, and Paul Rigney. Also present was the Zoning Hearing Board Solicitor Christopher Fisher. Also present was Mike O'Conner from Dethlefs, Pykosh & Murphy.

**NEW BUSINESS**

**VARIANCE NO. 23-05 W. Lee & Rosalie H. Roland, 1711 Gray Drive  
Variance under Section 245-6.2 Table V-1 Use #2**

The applicant is requesting to allow a group home to be used in a Zoning District that does not permit it. This property is located in the Highway Commercial (C-2) Zoning District.

Michael C. Welt, Zoning / Codes Officer, announced that public notice was given, as required by law by publication in The Sentinel on April 27, 2023 and May 4, 2023, and the property was also posted, and neighboring properties were notified by certified mail.

Rosalie Roland was sworn in to testify. Ms. Roland owns the property at 1711 Gray Drive. Mr. Chotkowski will now explain the request.

Mr. Stanley Chotkowski was sworn in to testify. Keystone serves people with intellectual disabilities and autism. The request for the variance, We don't know of any other of our locations that are zoned differently than single-family use. The property was maintained as a single-family use through 2022. We want to serve two adult individuals with intellectual disabilities. We do not expect to grow beyond two people. Staffing would be a trained service personnel with Keystone. It is based on the needs of the individuals. Age group is over 22 years old. These individuals will typically need transportation.

Mr. Rigney asks: as presently constructed, how many people could this building sustain? Could this location handle 4? A: Yes. Do you have any other facilities in Upper Allen? A: No.

Mr. Scicchitano asks: how far is this from the school crossing? A: It is located next to the new water tower, there are two roads to cross to get to the school.

Mr. Buchan asks: Have you investigated any other properties in a residential zone? A: No. Is there a reason you are investigating this property? A: The home is a good fit for the individuals we serve based on our tour.

Mr. O’Conner asked: Does anything need to be altered in the residence? A: No, but we will install an interconnected fire alarm. We will paint. Minimal cosmetic.  
Any other licenses? A: A certificate of occupancy. We have licensing standards as well.

Rosalie Roland states that Hugh Simpson who has an adjacent property told her he is in favor of this.

Mr. Doug Smith was sworn in to testify. Finding a property now to buy is difficult, and finding an owner who is willing to give their property to special needs is important.

The Board went into Executive Session at 7:03pm. The board returned from Executive Session at 7:35pm. The purpose of the Executive Session was for deliberation.

After discussion on motion duly made by Mr. Schultz and seconded by Mr. Buchan, it is:

RESOLVED, that the Applicant’s request filed to case no. 23-05 for a Variance under Section 245-6.2 Table V-1 Use #1, is hereby granted.

The Applicant shall further comply with all applicable township, state and federal rules, regulations, ordinances, and law.

This use has also been granted as a Special Exception, as this is a nonconforming use becoming another nonconforming use.

(Motion carried unanimously)

**OTHER BUSINESS**

There being no other business, the meeting was adjourned at 7:40 pm.