

The January 27, 2022 meeting of the Weisenberg Township Planning Commission was held in person and on Zoom due to the Covid 19 pandemic. It was called to order by Chairperson Diane Matthews-Gehringer at 7:00 p.m. Participating in person was Administrator Brian Carl and Board members: Michael Levitsky, Stephen McGlynn and Daniel Snyder. Chairperson – Diane Matthews-Gehringer, Jeff Broadhurst, Stephen M. Schaffer and Allen Cerullo participated in the meeting via Zoom. The meeting was advertised and conducted in accordance with Act 15.

The minutes of the November 18, 2021 meeting were approved by motion made by Stephen McGlynn, seconded by Stephen M. Schaffer. Motion carried.

Allen Cerullo made a motion to appoint Diane Matthews-Gehringer as chairperson to the Planning Commission. This was rescinded for a complete motion of the Board below.

Daniel Snyder made a motion to keep the Planning Commission Board as it is for the year 2022, this was seconded by Allen Cerullo.

Diane Matthews-Gehringer – Chairperson

Stephen A. McGlynn – Vice-Chairman

Michael E. Levitsky – Secretary

Motion carried.

Zoning Hearing Board – Special Exception – Bed & Breakfast
5092 North End Road, New Tripoli PA 18066 (Tamar & Katrina Pedersen)

Tamar & Katrina Pedersen were in attendance and presented their proposal to operate an “Air B-n-B” in their existing residence. They have applied for a special exception to the Zoning Hearing Board which will be heard on 2/9/22. Tamar Pedersen stated that they constructed an addition onto their single family house several years ago for their daughter and grandchildren to live there. They have since moved out and the addition has been rented out on occasion as an Air B-n-B. The Township received a complaint about the use and instructed the Pedersen’s to stop. The addition is typically only rented out on a single night basis a few times per month. There are no back to back bookings and guests are pre-screened. The Pedersen’s are home to meet the guests and check them in. The Pedersen’s said that they have never had any guests that have given them issues and that they have “super host status” with Air B-n-B. They limit the house to a maximum of 6 guests per visit and have 3 bedrooms in the addition and 4 in their main home for a total of 7. They are not under contract with Air B-n-B.

Brian Carl stated that the septic permit that was issued for the property is for a total of 6 bedrooms. The original house permit application listed 4 bedrooms and the permit application for the addition listed 1 bedroom.

The property was posted and certified letters were sent to neighbors within 200’ of the property notifying them of the use. The notice will also be posted in the NW Press and on the Twp. website.

Neighbors Dean & Taren Zimmerman were present and expressed concerns that other properties in the Twp. would start doing the same thing.

After lengthy discussion, the PC did not take formal action in favor or against the application but did offer the following comments:

-The home & addition were built to single family residential standards and was not designed as a bed and breakfast. In the event of an emergency, there are no sprinklers and it only has a single lane driveway.

-If the use is permitted and a limit is set on # of nights or # of guests, it will be difficult for the Twp. to track & enforce that.

-Hours of operation not to cause a disturbance to neighbors.

-ADA accessibility.

-Concerns that other properties in the Township will want to do the same thing.

-This property does not have a lot of neighbors which is a favorable.

-How does the property owner deal with unruly guests?

-Well & Septic capabilities.

With no further business on the agenda Diane Matthews- Gehringer made a motion, seconded by Stephen McGlynn adjourn the meeting at 8:23 pm. Motion carried.

Respectfully submitted,

Janet L. Henritzy, Recording Secretary