

**WASHINGTON TOWNSHIP MUNICIPAL BUILDING
185 MANORS ROAD
ELIZABETHVILLE, PA 17023**

CONDITIONAL USE HEARING:

April 1, 2025

Applicant: Ronald Bednar

Application Number: 2025-01

Board Members Present:

Benjamin Brown Glenn Stoneroad
Gerald Lettich Kevin Stadheim
Cynthia Stout

Administrators and Others Present:

Donna Sitlinger – Board Secretary
Robert Crabb - Roadmaster
Joseph Kerwin, Esq. – Board Solicitor
Ralph Hummel – Zoning Codes Enforcement Officer
Laverne Brown, Sr. – WT Planning Commission

Individuals Representing Conditional Use Application:

Ronald Bednar – Applicant

Citizens: 2

Chairman, Benjamin Brown called the Conditional Use Hearing to order at 7:00 PM, followed by the Pledge of Allegiance and a moment of silence.

Chairman Brown turned the Conditional Use Hearing over to Solicitor Joseph Kerwin. Court Reporter, Diane Foltz was present to record the proceedings. Notice of the Conditional Use Hearing was publicized in The Citizen Standard on March 13, 2025, and March 20, 2025. Notice of the Conditional Use Hearing was posted on the affected tract on March 21, 2025.

Ronald Bednar is requesting a Conditional Use pursuant to the Washington Township Zoning Ordinance, Part 9, Conservation District, §27-903 Conditional Uses A. Campground areas in accordance with regulations in Part 12, and D. Campgrounds. Part 12 General Regulations §27-1210 Camps or Campgrounds. The applicant is proposing to construct a cabin and garage. The property which is subject to the application is located Summit Branch Railroad, Elizabethville, Washington Township, Dauphin County, Pennsylvania, 17023 and located in the conservation zoned district, tax parcel number 66-019-001. The Landowner is Ronald E. and Victoria R. Bednar.

Testimony for the applicant was presented by:

Ronald Bednar commented he is proposing to construct a cabin and garage for family enjoyment.

Comments Township Staff:

Ralph Hummel, Zoning/Codes Enforcement Officer provided copies of the Washington Township Zoning Ordinance pertaining to the language for campgrounds. Ralph is requesting the applicant execute a UCC Recreational Cabin Affidavit attesting the cabin will be utilized for recreational purposes only and not a residence.

Laverne Brown, Sr. Chairman of the Washington Township Planning Commission recommends approval.

Public Comments:

Ryan Romberger commented the Bednar's are great neighbors and does support their proposal. Water run-off may need to be addressed in the future if more development takes place.

Comments/Questions Board of Supervisors:

Supr. Brown commented to Mr. Bednar that his application was noticeably clear in describing his intent for the use of the property.

With no further testimony or comments presented, Solicitor Kerwin concluded the Conditional Use Hearing by motion of Supr. Lettich, second by Supr. Stout. Conditional Use Hearing adjourned at 7:14 PM.

Respectfully submitted,



Donna M. Sitlinger
Secretary