

Willig, Robert A.

From: [REDACTED]
Sent: Wednesday, November 16, 2022 9:58 AM
To: ACRE Shared Mailbox
Subject: RE: [EXTERNAL] Township violation

We are zoned r-3 and currently are trying to raise livestock and produce. We raise goats to sell kids and use the milk for soaps. We have chickens and ducks for egg and meat production which has been a battle with township. Example when we have meat birds on site even though they are short term residents the township comes along and forces us to remove because our numbers are too high. We also have cows on site being raised for beef. We sell the meat and consume ourselves. We also have multiple gardens where we grow produce and flowers for personal consumption and sale on farm stand. We predict sales would be over the 10,000 dollar mark. Easily without township interference. The farm stand was on its 3 year of operation before the township shut it down. A lot of this year fall harvest had to be feed to the animals because we were forbid from selling.

Thanks
[REDACTED]

Willig, Robert A.

From: [REDACTED]
Sent: Thursday, November 3, 2022 9:59 AM
To: ACRE Shared Mailbox
Subject: [EXTERNAL] Township violation
Attachments: 20221013_152158.jpg; 20221013_152207.jpg; 20221013_152216.jpg

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Good day,

We have a 3 acre property and we're operating a farm stand to sell produce and plants we grew. We received a stop order from township which I will attach. I think according to acres law we where not doing anything wrong.

Please review and let us know if you can help.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Thank you

Sent from my T-Mobile 5G Device

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UPPER HANOVER TOWNSHIP

1704 Pillsbury Road
P.O. Box 27
EAST GREENVILLE, PA 18041
(215) 679-4401
FAX (215) 679-3585

September 6, 2022

NOTICE OF VIOLATION

[REDACTED]
[REDACTED]
[REDACTED]

RE:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

LTL Consultants Ltd. serves as the Code Enforcement Official for Upper Hanover Township. During a recent inspection of the above referenced property, violations of the Upper Hanover Township Zoning Ordinance were noted. This letter explains each violation, the relevant Chapter of the Ordinance that has been violated, what you need to do to bring the property into compliance, possible penalties for noncompliance and appeal procedures, if available.

VIOLATED SECTIONS OF THE CODE OF UPPER HANOVER TOWNSHIP,
Chapter 500, Zoning, as adopted by Ordinance No. 97-1, dated May 13, 1997 as amended.

§500-808 Accessory uses.

The following accessory uses shall be permitted, subject to the additional requirements herein.

A. Uses accessory to agriculture:

- (2) Retail sale of agricultural and/or horticultural products on a minimum tract of five acres in compliance with the following:

- (a) At least 75% of such products shall have been grown on the property on which they are offered for sale.

B. Permitted residential accessory uses and structures.

- (4) Shelter for small domestic animals and domestic farm animals as permitted by §500-808B (8) and (9) herein.
- (8) The keeping of domestic farm animals, not in conjunction with agriculture, in accordance with the following:
 - (a) Minimum lot size shall be two acres.
 - (b) Building setbacks shall comply with §500-808.A (3) herein.
 - (c) Such animals may be kept at the following rates:

	On a Minimum Two- <u>Acre Lot</u>	For Each Additional <u>Acre</u>
Horses, cows, or other animals of a similar size	1 animal	1 animal
Sheep, goats, or other animals of a similar size	4 animals	4 animals
Fowl or other animals of a similar size	10 animals	10 animals

DESCRIPTION OF VIOLATIONS:

1. The size of your property is approximately 3 acres. You are required to have a minimum of 5 acres in order to operate a farm stand.
2. On a 3 acre property, you are permitted to have a maximum of 2 horses, cows or other animals of a similar size; a maximum of 8 goats, sheep or other animals of a similar size; and a maximum of 20 fowl or other animals of a similar size.

During our inspection of your property, we witnessed the following animals: 2 cows; 20 goats, 5 sheep and 2 emus; and approximately 91 fowl of various types. This number of animals is well in excess of the number of animals allowed on a 3 acre property.

REQUIREMENTS FOR COMPLIANCE:

1. Cease the operation of a farm stand on the property immediately.
2. Remove the required number of animals from the property such that the property contains no more than the maximum allowed number of animals in each size category as listed above. This would require the removal of existing animals such that the total number of goats, sheep and emus is a maximum of 8 and would also require the removal of fowl such that the total number of fowl is a maximum of 20.
3. Compliance shall commence upon receipt of this Notice and be completed no later than October 5, 2022. Failure to comply with this notice within the time specified by this notice, unless extended by appeal to the Zoning Hearing Board, constitutes a violation, with possible penalties as described below.

RIGHT TO APPEAL:

Any person or persons shall have the right to appeal a decision of the Zoning Officer to the Zoning Hearing Board in accordance with the procedures described in Article VI, Section 605 of the Upper Hanover Township Zoning Ordinance of 1997, as

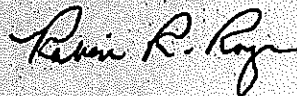
amended. An application for an appeal shall be filed on a form obtained from the Township Secretary within thirty (30) days of the date the Notice of Violation was issued. You also have the right to request a Variance from the Zoning Hearing Board.

PENALTIES:

Any person, partnership, corporation or other legal entity who or which has violated or permitted the violation of the provisions of this Zoning Ordinance shall, upon being convicted or found liable therefor in a civil enforcement proceeding commenced by the township, pay a judgment of not more than \$600 per violation, plus all court costs, including reasonable attorney's fees incurred by the Township as a result thereof; or, if convicted in a summary criminal proceeding, pay a fine not to exceed \$1,000 per violation, or imprisonment of not more than ninety days or both.

Please contact LTL Consultants, Ltd. at 610-987-9290 if you have any questions regarding the content of this letter.

Respectfully,



Robin R. Royer
LTL Consultants, Ltd.
Upper Hanover Township
Code Enforcement Officer

CERTIFIED MAIL #7022 0410 0002 7856 5618 AND FIRST CLASS MAIL

cc: Anne Klepfer, Township Manager
Joseph Bresnan, Esquire, Township Solicitor
John W. Weber, P.E., Township Engineer

