

The regular meeting of the East Hempfield Township Zoning Hearing Board was held on Monday, April 18, 2016, at 7:00 p.m. in the Township Municipal Building. Members present were Mark E. Hansen, Kenneth L. Beard, Brett D. Jackson, Andrew Loose, and Garry Longenecker (alternate). Elam M. Herr was absent. Also present were Attorney William Crosswell, Planning Director Andrew Stern, and a court reporter.

The meeting was called to order at 7:30 p.m. by Vice-Chairman Mark Hansen, who led the Pledge of Allegiance.

Mr. Jackson made a motion to approve the board minutes of March 21, 2016, as submitted. Mr. Beard seconded the motion which carried 3-0-1 with Mr. Loose abstaining due to absence.

Mr. Loose made a motion to designate Mr. Garry Longenecker as a voting alternate member. Mr. Beard seconded the motion which carried 4-0.

At this time, Mr. Hansen informed the Board that Chartwell Staffing Solutions submitted a continuance letter requesting that Case #2348 be rescheduled for the May 16, 2016 Zoning Hearing Board meeting. Mr. Beard made a motion to continue Case #2348. Mr. Jackson seconded the motion which carried 5-0. The continuance and 60 day waiver letter is entered as Applicant's Exhibit #1.

New Business:

Case #2346 – John E. and Lori A. Landis have filed an application requesting to modify the conditions of a previous Zoning Hearing Board Case, a Special Exception and a Variance request regarding the substitution of a nonconforming use for the property located at 1896 Colebrook Road, located within the Agricultural Zone (A) and the Community Business Center Zone (CBC) zoning districts.

Dwight Yoder of Gibbel, Kraybill & Hess was present to represent the applicant.

The applicant requested amendments to the application as follows:

1. Request a Use Variance.
2. The building pertaining to this application has an address of 1981 State Road.
3. A convenience store use with no gas dispensing.

Mr. Jackson made a motion to amend the application as requested. Mr. Beard seconded the motion which carried 5-0.

The Board took Administrative Notice of Cases #1184 & #2022 and entered into evidence Applicant's Exhibits #1-7 which were included in the application.

Mr. Loose made a motion in Case #2346, John and Lori Landis for property address 1981 State Road, Lancaster PA 17601 to grant a use variance modification to the proposed 6 uses as listed in the amended application, with conditions (1) the building cannot be extended past the current footprint, (2) traffic control at driveway shall be installed per township requirements, (3) at close of business all lights shall be extinguished except security lighting, (4) any new business shall be limited to 1.36 acres as shown on drawing, (5) no drive-thru uses of any kind, and (6) the board's standard conditions. Mr. Beard seconded the motion which carried 5-0.

Case #2347 – Carol Ann Rose and Barbara M. Hoy have filed an application seeking a variance for relief from the sign ordinance regulations for the property located at 301 E. Main Street, Landisville PA, located within the Village Center Zone (VC) zoning district.

Caroline Hoffer of Barley Snyder was present to represent the applicants. Also present were Barbara Hoy, applicant, and Corinn Horst of PPM Properties.

Mr. Jackson made a motion to amend the application as discussed. Mr. Loose seconded the motion which carried 5-0.

The Board took Administrative Notice of Case #2018 and entered Applicant's Exhibits #1-4 into evidence.

Mr. Jackson made a motion in Case #2347, Carol Ann Roase and Barbara M. Hoy for property address 301 East Main Street, Landisville PA 17538 to grant a variance pursuant to Section 270-7.4.1 for relief from the sign ordinance to allow 7.21 s.f. for new sign on Unit B, permit existing tenants G at 20 s.f., E, I, J, at 12 s.f. each, and F at 12 s.f. and existing units A, C, D, & H replacements not to exceed current sizes, with the Board's standard conditions. Mr. Beard seconded the motion which carried 5-0.

Case #2349 – American Sign has filed an application seeking a variance for relief from the sign ordinance regulations for the property located at 31 Rohrerstown Road, located within the Regional commerce Center Zone (RCC) zoning district.

The applicant was not present and the application is deficient in information and submissions.

Mr. Jackson made a motion to deny the variance request. Mr. Beard seconded the motion which carried 5-0.

The meeting adjourned at 9:53 p.m.

Respectfully submitted,
Ken Beard, Secretary