

The regular meeting of the East Hempfield Township Zoning Hearing Board was held on Monday, May 16, 2016, at 7:00 p.m. in the Township Municipal Building. Members present were Elam M. Herr, Mark E. Hansen, Kenneth L. Beard, Brett D. Jackson, and Andrew H. Loose. Also present were Attorney William Crosswell, Zoning Officer Jon Beck, and a court reporter.

The meeting was called to order at 7:06 p.m. by Chairman Elam Herr, who led the Pledge of Allegiance.

Mr. Jackson made a motion to approve the April 18, 2016 minutes with a correction to include Andrew Loose as present. Mr. Beard seconded the motion which carried 4-0-1 with Mr. Herr abstaining due to absence.

Old Business:

Case #2348 – Chartwell Staffing Solutions, 245 Centerville Road. The Sunshine Act Posting Notice was submitted as ZHB Exhibit #2 and the continuance letter from the applicant, dated 5/13/16 requesting to be placed on the 6/20/16 meeting and waiving the 60 day requirement, was submitted as ZHB Exhibit #3. Mr. Herr accepted the exhibits as presented.

Mr. Hansen made a motion to accept the continuance request. Mr. Loose seconded the motion which carried 5-0.

New Business:

Case #2350 – Joyce M. Pritz has filed an application requesting a Special Exception regarding the expansion or alteration of a nonconforming use for the property located at 3621 Columbia Avenue, located within the Community Business Center Zone (CBC) zoning district.

Present were Joyce Pritz, applicant, and Jeffrey Artz of Renovations by Garman.

The subject property is a grandfathered residential property that had an addition built in 2004. The applicant is requesting to demolish a portion of the existing residence that was constructed in 1940 and replace with a new addition.

Mr. Crosswell suggested that the applicant contact the Lancaster Historical Society regarding the original portion of the home. Mr. Beck will provide Ms. Pritz with the phone number.

The Board took Administrative Notice of Case #2034.

Mr. Hansen made a motion in Case #2350, Joyce M. Pritz, 3621 Columbia Avenue, Lancaster, PA to grant the Special Exception pursuant to Section 270-6.6A for an expansion or alteration of

a nonconforming structure with condition (1) the Board's standard conditions. Mr. Jackson seconded the motion which carried 5-0.

Case #2351 – Moe's Southwest Grill has filed an application seeking a Variance for relief from the sign ordinance regulations for the property located at 530 Centerville Road, located within the Regional Commerce Center Zone (RCC) zoning district.

Connaire Foran of T.J. Sign Solutions was present to represent the applicant, Moe's Southwest Grill.

The applicant is requesting a second sign on the building. There was discussion about visibility of the proposed building sign that faces north, and the need for more information on the application.

The applicant's representative requested a continuance till the June 20, 2016 meeting.

Mr. Herr made a motion to continue Case #2351 to June 20, 2016. Mr. Hansen seconded the motion which carried 5-0.

Mr. Foran agreed that the applicant waives the 60 day requirement for the request to come before the Zoning Hearing Board.

Case #2352 – Luis and Teidy Casanova have filed an application seeking an Appeal of the Zoning Officer's Determination and a Special Exception requesting permission to establish a Home-Based Business with Impact for the property located at 422 Springton Way, located within the Low Density Residential Zone (RL) zoning district.

Present were James Welch of McNees, Wallace, & Nurick and Luis and Teidy Casanova, applicants. Additionally, there were residents present who expressed concern regarding this application.

Residents entered as parties to the case:

1. Mike & Debbie Dawson 418 Springton Way
2. Preston & Nina Moragne 421 Springton Way

Mr. Crosswell commented on and the applicant's agreed and requested amendments to the application. Mr. Hansen made a motion to amend the application as discussed. Mr. Loose seconded the motion which carried 5-0.

Upon a request from the applicants' attorney, Mr. Welch, Mr. Jackson made a motion to remove the Appeal of the Zoning Officer's Determination and have the application reflect the Special Exception request only. Mr. Beard seconded the motion which carried 5-0.

The Board admitted into evidence Applicant's Exhibits #1, 2, 3, & 4 and Sharon Kay's Exhibit #1; letter of non-support.

Mr. Hansen made a motion in Case #2352, Luis and Teidy Casanova/Delta Xpress LLC for property located at 422 Springton Way, to take the allowable 45 days to render a decision. Mr. Beard seconded the motion which carried 5-0.

The meeting adjourned at 10:20 p.m.

Respectfully submitted,

Kenneth L. Beard
Secretary