

The regular meeting of the East Hempfield Township Zoning Hearing Board was held on Monday, August 15, 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 E. Beck, and a court reporter.

The meeting was called to order at 7:05 p.m. by Chairman, Elam Herr, who led the Pledge of Allegiance.

Mr. Beard made a motion to approve the June 20, 2016 minutes as written. Mr. Loose seconded the motion which carried 5-0.

Chairman Herr indicated the Board would amend the agenda's schedule to act on Case #2353 first.

**New Business:**

Mr. Beck stated that the applicant for Case #2353, Jessica Krebs, via her counsel, submitted a withdrawal request for the case. A copy of the withdrawal letter is submitted as ZHB Exhibit #1. Mr. Hansen made a motion to approve the withdrawal request. Mr. Jackson seconded the motion which carried 5-0.

**Old Business:**

Case #2330 – Kevin Landis, 2206 Wood Street, submitted a request pursuant to Section 270-9.1D(13)(a) to extend the one-year time period to secure the necessary permits.

ZHB Exhibits submitted – Violation notices sent to the applicant. Jon Beck, Zoning Officer and Steve Brandvold, Township Building Code Official issued the notices.

The Board determined Mr. Landis had no standing to request a time extension pursuant to the aforementioned Zoning Ordinance Section, since he failed to obtain permits within the one-year time limit and since he failed to request the time extension within said one-year time limit.

Mr. Hansen made a motion to deny the time extension based upon the expiration of the one-year time requirement to request any extension of time for Zoning Hearing Board approvals. Mr. Beard seconded the motion which carried 5-0 to deny the request.

**New Business (Cont'd):**

Case #2354 – 206 Rohrerstown Road, LP filed an application seeking a Special Exception to permit a 24-hour Motor Vehicle Fueling Station for the property located at 206 Rohrerstown Road, located within the Regional Commerce Center Zone (RCC) zoning district.

Present were Mark Stanley of McNees, Wallace, & Nurick, Eric Scott of Oak Tree Development Group, Mark Hackenberg of RGS Assoc., Craig Mellott of TPD, and Jack Whisted of Royal Farms.

The Board took Administrative Notice of previous case #2336. Mr. Stanley will provide a letter confirming all zoning cases and approvals pertaining to this property, to include Zoning Hearing Board and Board of Supervisors approvals.

Applicant's Exhibit #1 (Letter from TPD – Traffic Assessment for Royal Farms #260), and Exhibit #2 (hard copies of digital files).

The applicant requested to amend the application, adding a request to extend the time period to secure permits from 1 year to 2 years, and to extend building completion from 1 year to 2 years. Mr. Hansen made a motion to grant the amendment. Mr. Loose seconded the motion, which carried 5-0.

Mr. Hansen made a motion to grant a Special Exception for 206 Rohrerstown Road, LP, pursuant to Section 270-3.10.d(4) to allow a 24-hour Motor Vehicle Fueling Station, with the following conditions:

1. extension of time to secure permits from 1 year to 2 years and extension of time to complete building from 1 year to 2 years,
2. any access drives with neighboring properties shall require access agreements to be submitted to and approved by the Township, and
3. the Board's standard conditions.

Mr. Beard seconded the motion, which carried 5-0.

The next meeting date is Monday, September 19, 2016.

The meeting adjourned at 8:44 p.m.

Respectfully submitted,

Kenneth L. Beard  
Secretary