

The regular meeting of the East Hempfield Township Zoning Hearing Board was held on Monday, September 19, 2016, at 7:00 p.m. in the Township Municipal Building. Members present were Elam M. Herr, Mark E. Hansen, Kenneth L. Beard, and Brett D. Jackson. Andrew H. Loose was absent. Also present were Attorney William Crosswell, Zoning Officer Jon 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. Jackson made a motion to approve the August 15, 2016 minutes as written. Mr. Beard seconded the motion which carried 4-0.

New Business:

Case #2355 – Kevin Landis filed an application seeking a Special Exception to substitute or replace a nonconforming use for the property located at 2208 Wood St., located within the Village Residential Zone (VR) zoning district.

Present were Kevin Landis, applicant, and Maria Elliot of Barley Snyder.

Mr. Landis requested a continuance to the October 18, 2016 meeting.

Mr. Jackson made a motion to continue Case #2355 to the October 18, 2016 meeting. Mr. Hansen seconded the motion which carried 3-1 with Mr. Beard opposing the continuance.

Mr. Landis agreed to waive the 45-day time limit for the Zoning Hearing Board to render a decision.

The Board took Administrative Notice of Case #2330 for 2206 Wood Street and also for Township Exhibit #1 and Zoning Hearing Board Exhibit #1.

Case #2356 – Community Aid filed an application seeking a Variance for relief from the sign regulations for the property located at 29 Rohrerstown Road, located within the Regional Commerce Center Zone (RCC) zoning district.

Present were representatives from Community Aid and Nancy Tipton of Advanced Signs.

Mr. Hansen made a motion to amend the application to reflect the correct property address (31 Rohrerstown Road), include previous ZHB cases (628, 1165, 2056, 2142), and limit the size of the second sign to a maximum of 75 s.f. Mr. Jackson seconded the motion which carried 4-0.

Mr. Hansen made a motion to grant a Variance for Urban Edge, 31 Rohrerstown Road, pursuant to Section 270-7.4 to allow one (1) additional building sign not to exceed 75 s.f., with conditions (1) remove all signage that is not in compliance with the Zoning Ordinance within 48 hours of the ZHB meeting, and (2) the Board's standard conditions. Mr. Jackson seconded the motion which carried 4-0.

Case #2357 – Lititz Sign Company filed an application seeking a Variance for relief from the sign regulations for the property located at 1986 Colebrook Road, specifically located at 1981 State Road, located within the Agriculture Zone (A) and the Community Business Center Zone (CBC) zoning districts.

Present were representatives for Randazzo's Pizza and Pasta and Tom Benjamin from Lititz Sign Company, and John E. Landis.

The ZHB approved an amendment to the application to show that Randazzo's Family Inc. as the applicant before the ZHB. The ZHB took administrative notice of previous Cases #2346, #2022, and #1184.

Mr. Jackson moved to approve the amendments to the application, which Mr. Hansen seconded. The motion carried 4-0 in favor.

Mr. Hansen moved to approve the Variance for a 32 sf freestanding sign and Variance for a 45.5 sf building sign with the ZHB's standard conditions pursuant to the Zoning Ordinance sign table, granting a Variance of 20 sf for the freestanding sign and a Variance of 21.5 sf for the building sign. Mr. Beard seconded the motion. The motion carried 3-1 in favor, with Mr. Herr opposing.

Case #2358 – John E. & Lori A. Landis filed an application seeking a modification of a previous Zoning Hearing Board Case and a Variance for a building expansion for the property located at 1896 Colebrook Rd., specifically located at 1981 State Rd., located within the Agriculture Zone (A) and Community Business Center Zone (CBC) zoning districts.

Present were Dwight Yoder, Attorney from Gibble, Kraybill & Hess, representatives from Randazzo's Pizza and Pasta and John E. Landis.

ZHB took administrative notice of previous Cases #2346, #2022, and #1184, and applicant's exhibits.

Mr. Hansen moved to approve a Variance and a Modification to the conditions of Case #2346 to permit a "walk-in" freezer as a acceptable accessory use with the following conditions: (1) applicant shall submit an updated Exhibit #1 to clearly indicate the area of the concrete pad and (2) the ZHB's standard conditions. Mr. Beard seconded the motion. The motion carried 3-1 in favor, with Mr. Herr opposing.

The meeting adjourned at 10:49 P.M.