

The regular meeting of the East Hempfield Township Zoning Hearing Board was held on Monday, February 19, 2018 at 7:00 p.m. in the Township Municipal Building. Members present were Elam M. Herr, Mark Hansen, Andrew Loose, and Greg Kile. Also present were Attorney William Crosswell, Zoning Officer Colin Siesholtz and a court reporter.

The meeting was called to order at 7:07 p.m. by Chairman, Elam Herr, who led the Pledge of Allegiance.

Mr. Hansen made a motion to nominate Mr. Herr as Chairman, Mr. Hansen as Vice-chairman, Mr. Loose as Secretary, and the legal firm of Morgan, Hallgren, Crosswell, & Kane with William Crosswell as the main legal counsel to the Board. Mr. Loose seconded the motion which carried 4-0.

Mr. Herr stated that the applicant for Case #2383 requested a continuance to the March 19, 2018 meeting. Mr. Crosswell presented the applicant's request to continue and the ZHB entered the request as ZHB Exhibit #1.

Mr. Loose made a motion to approve the December 18, 2017 minutes. The motion was seconded by Mr. Hansen which carried 3-0-1 with Mr. Kile abstaining.

Mr. Herr welcomed Mr. Kile who was appointed to the Zoning Hearing Board by the Board of Supervisors.

Case #2380: John & Beth Freudenthal filed an application seeking a variance for relief from the freestanding 3-D sign area requirements, a variance for relief from the digital sign setback requirements, and a variance for relief from the business and identification sign requirements, for the property located at 1615 Columbia Avenue, located within the Community Business Center (CBC) Zone.

This case was originally scheduled for the December 18, 2017 Zoning Hearing Board meeting and was tabled at the request of the applicants, John & Beth Freudenthal, who waived the 60-day requirement in which to hold a hearing, and the case was continued to the February 19, 2018 meeting.

The applicants, John & Beth Freudenthal, requested a continuance to the March 19, 2018 ZHB meeting in order to prepare and submit proper variance requests. Mr. Freudenthal waived the 60-day requirement to hold a hearing on the record.

Mr. Hansen made a motion to table Case #2380 till the March 19, 2018 meeting with conditions that the applicants shall submit the \$300.00 continuance fee and shall waive the 60-day requirement in which to hold the hearing. Mr. Kile seconded the motion which carried 4-0.

Case #2382: Azz-Eddine & Leanne Ennouri filed an application seeking a Special Exception for the expansion or alteration of a nonconforming use for the property located at 65 Church Street, Landisville, located within the Village Center (VC) Zone.

Present for the applicants were Azz-Eddine & Leanne Ennouri.

The applicants requested the ZHB amend the application to request a special exception from Section 270-6.7. Mr. Hansen made a motion to accept the amended application, which was seconded. the motion carried 4-0.

The ZHB admitted into evidence the following Exhibits:

- Exhibit #1 - Applicant presentation pages one through seven
- Exhibit #2 - Email from Nick Seador (Owner)

Mr. Hansen made a motion in Case No. 2382 to grant a special exception pursuant Section 270-6.7.

Subject to the following conditions:

1. The hours of operation are Monday through Saturday from 8am to 9pm.
2. Property lighting must be shut off one hour after the close of business.
3. The business may not conduct any mechanical work or inspections, only light maintenance.
4. The ZHB Standard Conditions.

The motion was seconded, which carried 4-0 in favor.

The meeting adjourned at 9:05 P.M.