

The regular meeting of the East Hempfield Township Zoning Hearing Board was held on Monday, May 21, 2018 at 7:00 p.m. in the Township Municipal Building. Members present were Mark Hansen, Andrew Loose, Greg Kile and John Bingham. Also present were Attorney William Crosswell, Zoning Officer Colin Siesholtz and a court reporter.

The meeting was called to order at 7:08 p.m. by Vice Chairman, Mr. Hansen, who led the Pledge of Allegiance.

Mr. Loose made a motion to approve the April 16, 2018 minutes. The motion was seconded by Mr. Kile, which carried 4-0.

Old Business:

New Business:

Case 2389: Sam and Leslie Gates filed an application seeking a special exception for an accessory dwelling for the property located at 2953 Kings Lane, located within the Low Density Residential (RL) Zone.

Present for the applicants were: Dave Christian of Dave Christian Associates and Sam & Leslie Gates, owners of 2953 Kings Ln.

The applicant wishes to amend the application to include Section No. 270-3.5D.(1) on the application. The motion was made by Mr. Bingham and seconded by Mr. Kile, which carried 4-0 in favor.

Mr. Loose made a motion in Case No. 2389 to grant a special exception to Section 270-3.5D.(1) to allow an accessory dwelling at the property located at 2953 Kings Ln.

Subject to the following conditions:

1. The applicant shall record a document, satisfactory to the Township with the Lancaster County Recorder of Deeds, that gives notice to potential purchasers of the property that the accessory dwelling unit shall not be used as an independent dwelling unit and must be used in accordance with the current Zoning Ordinance.
2. The accessory dwelling must comply with the Zoning and Stormwater Management Ordinances.
3. The property shall not be used for rental use.
4. The total lot coverage for the property shall not exceed 35%.
5. The ZHB Standard Conditions.

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

Case 2390: Community Fellowship Church of the Christian and Missionary Alliance filed an application seeking a variance for a regional place of worship for the property located at 200 Bethel Drive, located within the Low Density Residential (RL) Zone.

Present for the applicants were: Dave Christian of Dave Christian Associates, Attorney Mel Newcomer of Kluxen, Newcomer & Dreisbach and Jason Craig, Pastor for the Community Fellowship Church.

An Entry of Appearance form was submitted for by Rick Thompson of 228 Bethel Drive. The ZHB board voted unanimously to grant party status to Mr. Thompson.

Dave Christian appeared as an expert witness for the applicant.

The applicant requested a continuance of Case No. 2390 to the June 18, 2018 ZHB Meeting and waived all applicable time limitations. Attorney Newcomer stated he would submit a letter prior to the continued hearing setting forth various amendments to the application.

Mr. Loose made a motion to grant the continuance request in Case No. 2390 and seconded by Mr. Bingham, which carried 4-0.

The meeting adjourned at 9:00 P.M.