

The regular meeting of the East Hempfield Township Zoning Hearing Board was held on Monday, May 22nd, 2017, at 7:00 p.m. in the Township Municipal Building. Members present were Elam M. Herr, Kenneth L. Beard, Mark Hansen, Brett D. Jackson and Andrew H. Loose. Also present were Attorney William Crosswell, Development Services Director Jon E. Beck, Zoning Officer Colin Siesholtz and a court reporter.

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

Mr. Herr did note the following changes to the April 2017 ZHB minutes:

Regarding Case 2369, Chartwell Staffing Solutions withdrew their request for building signs for Unit 10 and Unit 11. Their application was amended to include Units 9A and 9B.

Mr. Hansen made a motion to approve the written decision of the Zoning Hearing Board with regard to the Application of Chartwell Staffing Solutions, designated as Case No. 2369, in the form and content presented at this meeting for the purpose of explaining the reasoning and basis for the oral vote of the Members of the Board who participated in this Case at the meeting held on April 17, 2017. Mr. Beard seconded the motion, which carried 4-0-1. Mr. Jackson abstained due to absence.

Mr. Hansen made a motion to approve the written decision of the Zoning Hearing Board with regard to the Application of Safete Sekiraqa, designated as Case No. 2368, in the form and content presented at this meeting for the purpose of explaining the reasoning and basis for the oral vote of the Members of the Board who participated in this Case at the meeting held on April 17, 2017. Mr. Beard seconded the motion, which carried 4-0-1. Mr. Jackson abstained due to absence.

Mr. Jackson made a motion to ratify and confirm the April 17, 2017 minutes. The motion was seconded, which carried unanimously.

Old Business:

There was no old business on the agenda.

New Business:

Case #2371 - Cellco Partnership d/b/a Verizon Wireless filed an application seeking a special exception to permit the construction and operation of a communication antenna and tower facility, at the property located at 2200 Noll Drive, located within the Campus Zone (C) Zone.

Entry of Appearance forms were submitted for ten parties. The board voted unanimously to grant party status for all Entry of Appearance applicants.

Present for the applicants were: James M. Strong from McNees Wallace & Nurick, LLC, Heather Nigrown from Network Building and Consulting, Andrew Miller from Rettew Associates and Andrew Petersohn from DBM Engineering.

The Zoning Hearing Board entered into evidence the following:

- Applicant's Exhibit #1 - Zoning Authorization Letter
- Applicant's Exhibit #2 - Zoning Plan

- Applicant's Exhibit #3 - Aerial Exhibit
- Applicant's Exhibit #4 - Removal Plan
- Applicant's Exhibit #5 - Structural Letter
- Applicant's Exhibit #6 - Radio Frequency Design Analysis
- Applicant's Exhibit #7 - Electromagnetic Emissions Analysis
- Applicant's Exhibit #8 - Interference Analysis
- Applicant's Exhibit #9 - FAA Screening
- Applicant's Exhibit #10 - PA Bureau of Aviation Screening

Case #2371 is continued to the June 19th ZHB Meeting

Case #2372 - Roly I. Shover filed an application seeking a variance for relief from the sign regulations and lot coverage, for the property located at 2219 & 2221 Marietta Ave, located within the Village Center (VC) Zone.

Present for the applicants were: Roly I. Shover property owner and Ron Hershey from Hershey Surveying Inc.

The applicant requests to amend the application.

Mr. Jackson made a motion in Case #2372, to grant the following amend the application to include the following:

- Requesting a variance to 270.3.8.E. (5) for lot coverage
- Requesting a variance to 270.7.3.CC (8) to permit a digital sign
- Requesting a variance to 270.7.4.1. Attachment 1

The motion was seconded, which carried unanimously.

The Zoning Hearing Board entered into evidence the following:

- Applicant's Exhibit #1 - Property Photograph
- Applicant's Exhibit #2 - Neighbor Letter

Mr. Hansen made a motion in Case #2372 to grant a variance to Section 270-3.8.E.5 to allow a 5% variance to increase lot coverage to 75%; to grant a variance to 270-7.3.CC.8 to grant a 60 FT variance for the placement of a digital sign within 200 feet of a residential zone and 270.7.4.1. Attachment 1 Table, to allow an 11 foot variance, 1 foot from the southern Right of Way line and an 8 FT variance to allow the placement of the sign 4 feet from the eastern side property line.

Subject to the following conditions:

1. A Deed of Consolidation verification for the properties located at 2219 & 2221 must be provided to the Township.
2. Hours of operation for the digital sign are seven days a week from 8 AM to 9 PM.
3. The ZHB's Standard Conditions.

The motion was seconded, which carried unanimously.

The meeting adjourned at 10:15 P.M.

Respectfully submitted,

Kenneth L. Beard
Secretary