

The regular meeting of the East Hempfield Township Zoning Hearing Board was held on Monday, June 18, 2018 at 7:00 p.m. at the Four Seasons Banquet Hall, 949 Church St, Landisville, PA. Members present were Elam Herr, 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 7:02 p.m. by Chairman, Mr. Herr, who led the Pledge of Allegiance.

Mr. Bingham made a motion to approve the May 21, 2018 minutes. The motion was seconded by Mr. Kile, which carried 2-0-1, Mr. Herr abstaining due to absence.

#### Old Business:

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 Bobby Parschauer, Senior Pastor for the Community Fellowship Church.

The applicant wishes to amend the application to request a Modification of Conditions from Case No. 1200 Finding of Fact #17 limiting the number of persons to 400 and Case No. 1281 Finding of Fact 19# limiting the max seating capacity to 400 persons.

Steve Fry of Fry Associates appeared as an expert witness for the applicant.

John Schick of Rettew Associates appeared as an expert witness for the applicant.

The applicant wishes to amend the application to include "Regional" to "Place of Worship" on the application. The motion was made by Mr. Kile and seconded by Mr. Bingham, which carried 3-0 in favor.

The Board takes administrative notice of Zoning Hearing Board Case No. 1200, Case No. 1281 and Case No. 2077.

The ZHB admitted into evidence the Applicant's Exhibits 1 through 13.

Mr. Herr motions to take the allowable 45 days to render a decision in Case #2390. The motion was seconded, which carried unanimously.

#### New Business:

Case 2391: Ronald & Shirley Joline filed an application seeking a special exception for an accessory dwelling for the property located at 805 Christine Lane, located within the Low Density Residential (RL) Zone.

Present for the applicants were: Hans Brubaker of Bottom Line Contracting.

Mr. Bingham makes a motion to grant a special exception in Case No. 2391 to section 270-3.5D1 to allow an accessory dwelling at 805 Christine Ln. The motion was seconded by Mr. Kile, which carried 3-0 in favor.

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.
2. The driveway (not including the garage) shall accommodate off-street parking for four (4) vehicles.
3. The accessory dwelling must comply with the current Zoning Ordinance regulations to Section. 270-5.2A.
4. The ZHB Standard Conditions.

The meeting adjourned at 9:04 P.M.