

The regular meeting of the East Hempfield Township Zoning Hearing Board was held on Monday, June 19th, 2017, at 7:00 p.m. in the Township Municipal Building. Members present were Elam M. Herr, Kenneth L. Beard, Mark Hansen and Brett D. Jackson. 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 7:13 p.m. by Chairman, Elam Herr, who led the Pledge of Allegiance.

Mr. Herr noted the following changes to the May 2017 ZHB minutes:

1. Mr. Beard rather than Mr. Jackson seconded the motion to ratify and confirm the April 17, 2017 minutes.
2. The references to Case #2369 were deleted.
3. Mr. Hansen made a motion to ratify and confirm the May 22nd, 2017 minutes as revise. The motion was seconded, which carried unanimously.

Old 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.

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

The Zoning Hearing Board entered into evidence the following:

- Applicant's Exhibit #11 - Zoning Hearing Board Application

Nancy Cooney, party to the case, enters into evidence Protestant Exhibit #1.

Mr. Hansen motions to take the allowable 45 days to render a decision in Case #2371. The motion was seconded, which carried unanimously.

The applicant granted waivers to allow the Board until August 25, 2017, to render and communicate waiver to take the allowable 45 days to render a decision in Case #2371.

New Business:

Case #2373 - The Champ Group, Inc. filed an application seeking a special exception for a use not permitted in the Community Business Center (CBC) Zone and an appeal of the Zoning Officers determination, for the property located at 543 Champ Boulevard located within the CBC Zone.

Present for the applicants were: Caroline Hoffer from Barley Snyder, Erica Graber from the Chestnut Hill Villa, Jacques Vru from the Champ Group, Inc. and Steve Gergely from Harbor Engineering.

An Entry of Appearance form was submitted by Richard Szarko. The board voted unanimously to grant party status to Richard Szarko.

The Zoning Hearing Board entered into evidence the following:

- Applicant's Exhibit #1 - Joinder to Zoning Application
- Applicant's Exhibit #2 - Application to the Zoning Hearing Board
- Applicant's Exhibit #3 - Curriculum Vitae Steven P. Gergely
- Applicant's Exhibit #4 - Final Land Development Plan for 543 Champ Boulevard
- Applicant's Exhibit #5 - Site Plan for 543 Champ Boulevard
- Applicant's Exhibit #6 - Aerial Photograph of 543 Champ Boulevard
- Applicant's Exhibit #7 - Proposed Conditions

Case #2373 was continued with the consent of the Applicant to the July 17th Zoning Hearing Board Meeting.

Case #2374 - The United Disabilities Services Foundation filed an application seeking a special exception for a kennel and a variance for relief from the setback requirements, at the property located at 2270 Erin Court, located within the Regional Commerce Center (RCC) Zone.

Present for the applicants were: Caroline Hoffer from Barley Snyder, William Hepner and Lori Breece from the United Disabilities Services Foundation.

Mr. Jackson made a motion in Case #2374, to grant the following amendment to the application:

- Reduce the required setback from the Route 30 lot line from 100 feet to 22 feet, for a 78 foot variance.

The motion was seconded, which passed unanimously.

The Zoning Hearing Board entered into evidence the following:

- Applicant's Exhibit #1 - Application to the Zoning Hearing Board
- Applicant's Exhibit #2 - Lower Level Plan 2270 Erin Court
- Applicant's Exhibit #3 - Declaration Plat and Plan
- Applicant's Exhibit #4 - Final Land Development Plan for 543 Champ Boulevard
- Applicant's Exhibit #5 - Site Plan for 543 Champ Boulevard

Mr. Hansen made a motion in Case #2374 to grant the request for a special exception for a kennel and a variance to Section 270-5.2.JJ.2 to allow a 22 foot setback from the lot line for a total variance of 78 feet.

Subject to the following conditions:

1. The ZHB's Standard Conditions.

The motion was seconded.

The motion was amended to add the following condition:

1. All consents required from holders of the common area for use of the dog run.

The motion passed unanimously.

Case #2375: Andrew & Nicole Fickes filed as application seeking a special exception to permit an accessory dwelling, for the property located at 1717 Glenbrook Ave, located within the Low Density Residential (RL) Zone.

Present for the applicants were: Lisa Cooper from Cooper Custom Homes.

The applicant requests to amend the application subject property from residential zone to low density residential zone.

The application was seconded and passed unanimously.

Mr. Hansen made a motion in Case #2375 to grant a special exception 270.3.5.B.1 to allow an accessory dwelling as the subject property.

Subject to the following conditions:

1. The ZHB's Standard Conditions.
2. Record a document, satisfactory to East Hempfield Township with the Lancaster County Recorder of Deeds, prior to the issue of a Use & Occupancy Certificate that the accessory dwelling will not be used as a rental unit.

The motion was seconded, which passed unanimously.

The meeting adjourned at 11: 46 P.M.

Respectfully submitted,

Kenneth L. Beard
Secretary