

The regular meeting of the East Hempfield Township Zoning Hearing Board was held on Monday, October 16th, 2017, at 7:00 p.m. in the Township Municipal Building. Members present were Elam M. Herr, Kenneth L. Beard, Mark Hansen and Andrew Loose. 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 Chairman, Elam Herr, who led the Pledge of Allegiance.

Mr. Hansen made a motion to approve the August 21, 2017 minutes. The motion was seconded by Mr. Beard, which carried 4-0.

Old Business:

Case 2372: The Zoning Hearing Board intends to amend the Decision in Case No. 2372 as follows: The Board grants a variance from the requirement of Section 270-7.3CC(8) of the Zoning Ordinance to allow the installation of the Sign 115 feet from a residential zone rather than the required 200 feet, resulting in a variance of 85 feet.

Present for the Applicant was: Roly I. Shover, owner.

Mr. Hansen made a motion in Case No. 2372 to modify the variance previously granted from Section 270-7.3CC(8) and allow the installation of a digital sign 115 feet from a residential zone rather than 200 feet required resulting in a variance of 85 feet. All other conditions in Case No. 2372 remain in effect. The motion was seconded, which carried unanimously.

Case 2377: Lancaster County Motors d/b/a Lancaster Hyundai filed an application seeking a variance for relief from the sign regulations, at the property located at 5260 Main St., located within the Community Business Center Zone (CBC) Zoning District.

Present for the Applicant were: Frank Nolt owner of Lancaster County Motors, his attorney George Eager from Eager, Stengel, Quinn, Sofilka & Babic and Tom Benjamin of Lititz Sign Company.

Frank Nolt's attorney requested that the Zoning Hearing Board enter into evidence the following:

- Exhibit #1 - Sign Packet (8 pages)

The applicant requested to amend the application in several respects.

Mr. Loose made a motion in Case #2377, to amend the application to include the following:

- Change legal name from Lancaster County Motors to Lancaster County Motors, Inc.
- Change name of applicant to Lancaster County Motors, Inc.
- Prior ZHB Case No. 940 was denied, later appealed to the Lancaster County Court of Appeals, which was withdrawn.
- Include Section II Variance Page with Application.

Mr. Hansen made a motion in Case No. 2377 to grant the Application of Lancaster County Motors Inc. for a variance to Table 270-7.4.1 of the Zoning Ordinance to allow four total building signs and a variance to Table 270-7.4.1 to allow one 172-square foot freestanding sign resulting in a variance of 92-square feet.

Subject to the following conditions:

1. If the property is sold, the signs must remain in the exact location.
2. The decision in Case No. 2377 supersedes the decision in Case No. 949
3. The ZHB's Standard Conditions.

The motion was seconded, which carried 4-0.

The meeting adjourned at 8:06 P.M.

Respectfully submitted,

Kenneth L. Beard
Secretary