

The regular meeting of the East Hempfield Township Zoning Hearing Board was held on Monday, November 20th, 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. Loose made a motion to approve the October 16th, 2017 minutes. The motion was seconded by Mr. Beard, which carried 4-0.

New Business:

Case 2378: Lancaster County Solid Waste Management Authority filed an application seeking a variance for the noncommercial keeping of livestock in the Recreation Open Space (ROS) Zone and an appeal of the Zoning Officer's determination, at the property located at 821 Farmingdale Rd, located within the ROS Zone.

Present for the Applicant was: Jim Warner, CEO of Lancaster County Solid Waste Management Authority and tenant of 821 Farmingdale Rd and applicant's attorney **Matthew Crème**.

Present for East Hempfield Township was Stephen Kraybill, Township solicitor.

Jim Warner's attorney requested that the Zoning Hearing Board enter into evidence the following:

- Exhibit #1 - Enforcement Notice
- Exhibit #2 - Google Map of Property
- Exhibit #3 - Google Map of Property
- Exhibit #4 - East Hempfield Township Zoning Map
- Exhibit #5 - Zoning Ordinance Chapter 270, ROS Zone Regulations
- Exhibit #6 - Photograph
- Exhibit #7 - Photograph
- Exhibit #8 - Google Search Results
- Exhibit #9 - Google Search Results
- Exhibit #10 - Google Search Results
- Exhibit #11 - Zoning Ordinance Chapter 270, Article 5 Special Use Regulations

The Zoning Hearing Board took administrative notice of Case #633.

Mr. Hansen made a motion in Case No. 2378 to grant a variance to Section 270-3.13 for the Non-commercial Keeping of Livestock in the Recreation/Open Space Zone.

Subject to the following conditions:

1. The decision in ZHB Case No. 633 is repealed.
2. Only the existing miniature horse (1) will be allowed on the property.
3. The miniature horse is for the current owner's and tenants' personal non-commercial use.
4. The ZHB's Standard Conditions.

The motion was seconded, which carried unanimously.

At the request of the applicant the appeal of the determination of the Zoning Officer is withdrawn. The motion was moved by Mr. Loose and seconded by Mr. Beard. The motion carried unanimously.

Case 2379: Georgie L. Boyd c/o Barbara Boyd and Jeffrey L. Boyd filed an application seeking a variance for the noncommercial keeping of livestock, a variance for relief from the Group 1 animal density requirement and a variance for relief from the Group 1 animal setback requirement, at the property located at 340 Barbara St, located within the Village Residential Zone (VR) Zoning District.

Present for the Applicant were: Barbara Boyd and Jeffrey L. Boyd.

Entry of Appearance forms were submitted for one party (Chris Regula). The board voted unanimously to grant party status for the Entry of Appearance applicant.

The applicant requested to amend the application.

Mr. Hansen made a motion in Case No. 2379, to amend the application to include the following:

- Amend the application to request a variance from Section 270.3.7.

The motion was seconded, which carried 4-0.

Mr. Hansen made a motion in Case No. 2379 to grant the Application of Georgie L. Boyd c/o Barbara Boyd and Jeffrey L. Boyd for a variance to Section 270-3.7 of the Zoning Ordinance to allow for the non-commercial keeping of livestock in the Village Residential (VR) Zone.

Subject to the following conditions:

1. If the property is sold, the ducks will leave the property at the time of sale.
2. The variance is limited to the three existing ducks (3).
3. The housing for the ducks will be setback at least 10 ft. from the side and rear property lines.
4. The ZHB's Standard Conditions.

The motion was seconded, which carried 3-1.

The meeting adjourned at 8:30 P.M.

Respectfully submitted,

Kenneth L. Beard
Secretary