

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD
Meeting Minutes – December 14, 2021

The West Hempfield Township Zoning Hearing Board met in the meeting room of the West Hempfield Township Municipal Building at 3476 Marietta Avenue, Lancaster, PA, and remotely via Zoom videoconference. Board members Gary Lintner, Ciro Gambone, David Lounsbury, Daryl Peck and Carl Manelius were present. Also present were Township Manager Andrew Stern, Assistant Zoning Officer Mandy Houck, Attorney Julie Miller, Attorney Bernadette Hohenadel and Court Reporter Lisa Miller. Recording Secretary Judy Carrier attended remotely via Zoom.

Call to Order

Chairman Gary Lintner called the meeting to order at 7:30 p.m.

Approval of Minutes – November 9, 2021

Motion was made by David Lounsbury and seconded by Carl Manelius to *approve* the minutes for the meeting held November 9, 2021 as presented. The motion carried (5-0).

Case 1323 (Continued)

Applicant: St. Mary’s Coptic Church of Lancaster
Owners: St. Mary’s Coptic Church of Lancaster
Description: Request for a Variance for structure height and/or interpretation of zoning ordinance Section 403.3.B.2.e
Location: 770 Summit Drive, Lancaster
Zone: TV 4.76 Acres/207345.6 ft²

Chairman Lintner opened the Hearing for Case 1323, St. Mary’s Coptic Church of Lancaster, Continued from November 9, 2021. Attorney Julie Miller, Russell Krafft Gruber LLP reviewed the previous Hearing and that the applicant was requested to provide updated exhibits and a view of what the building would look like. All those testifying at the previous Hearing remained sworn in and Michael Mikhail was sworn in to testify to the current proposal. Awad Eskander, Design Consulting Architect, described and explained the new exhibits. A Court Stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

Following testimony, members of the Zoning Hearing Board felt that the renderings submitted were not complete enough. The applicants stated they had done their best to accommodate the Township. The Board then called for a brief recess for the purpose of discussion with Counsel. The Hearing resumed at 8:23 p.m. at which time the Township Solicitor stated that the Township believes the dome is the roof and the Township does not object.

Motion was made by Daryl Peck and seconded by Ciro Gambone to *close* testimony for Case 1323 Hearing, St. Mary’s Coptic Church of Lancaster and *render* a decision at the next Zoning Hearing Board meeting on January 11, 2022. The motion passed (5-0).

Case 1324 60 Day Date 1-8-22
Applicant: Barry Donlin – Donlin Construction
Owners: Kim Benton
Description: Request for a Variance for minimum setback from Right of Way
Section 304.4.A.3
Location: 900 Center Street, Mt. Joy
R3 0.23 Acres/ 10,018.8 ft²

Chairman Lintner opened the Hearing for Case 1324, Barry Donlin – Donlin Construction. Solicitor Bernadette Hohenadel explained the procedures for the Hearing and confirmed that notice of the Hearing was duly advertised and posted in accordance with the PA Municipalities Planning Code and the West Hempfield Township Zoning Ordinance, proof of publication and photos of the property posting were marked and entered into the record. Barry Donlin, Owner Donlin Construction and West Hempfield Township Manager Stern were sworn in to provide testimony. A Court Stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

Mr. Donlin presented the Request for Variance for minimum setback from Right of Way Section 304.4.A.3 for property located at 900 Center Street, Mt. Joy and during testimony stated that 80% of the homes on the street are non-conforming. Mr. Stern stated the Township has no position on this Request and testimony was closed.

Motion was made by Ciro Gambone and seconded by David Lounsbury to approve an additional two feet into the encroachment from the existing portion that was removed for the property at 900 Center Street, Mt. Joy. The motion passed (5-0).

Case 1325 60 Day Date 1-18-21
Applicant: Wacker Brewing
Owners: SBCC Land Co. LP
Description: Request for a Special Exception for a use not specifically permitted or Regulated by the Zoning Ordinance. A Micro-brewery restaurant
Section 202.7
Location: Lot 5, Indian Spring Drive
Zone: I-1 9.32 Acres/ 405979.2 ft²

Chairman Lintner opened the Hearing for Case 1325, Wacker Brewing. Solicitor Bernadette Hohenadel explained the procedures for the Hearing and confirmed that notice of the Hearing was duly advertised and posted in accordance with the PA Municipalities Planning Code and the West Hempfield Township Zoning Ordinance, proof of publication and photos of the property posting were marked and entered into the record. All those wishing to provide testimony were sworn in. A Court Stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

Stacey Brubaker, Esq., Counsel for the Applicant, Wacker Brewing, provided information on what the applicant is asking for. Christine Harvey, Executive Administrator, Wacker Brewing Company, described Brewery Operations. William Swiernik, Principal, David Miller Associates, discussed the property as a whole and provided testimony as to the Conceptual Plan. Township Manager, Andrew Stern, stated the Township has no position.

Motion was made by Daryl Peck and seconded by Ciro Gambone to *accept* all exhibits into the record, *close* the Hearing and *grant* approval of Request for a Special Exception for a use not specifically permitted or Regulated by the Zoning Ordinance, Micro-brewery Restaurant, Section 202, Lot 5, Indian Spring Drive with the condition there be no outdoor entertainment after 9:00 p.m. and that everything in the operation adheres to the standard condition. The motion passed (5-0).

Adjournment

There being no further business to come before the Board, Ciro Gambone **moved**, seconded by Daryl Peck and unanimously carried (5-0) to *adjourn* the meeting at 10:08 p.m.

Respectfully submitted,



, Secretary