

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD
Meeting Minutes – January 11, 2022

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 Amanda Hood were present. Also present were Township Manager Andrew Stern, Zoning Officer Dwayne Steager, Attorney Julie Miller, and a Court Reporter. Recording Secretary Judy Carrier attended remotely via Zoom.

Call to Order

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

Board Reorganization

The first order of business was to organize the Zoning Hearing Board for the year 2022.

- **Motion** was made by Daryl Peck and seconded by Ciro Gambone to *elect* Gary Lintner as Chairman the year 2022. The motion passed (5-0).
- **Motion** was made by Gary Lintner and seconded by Ciro Gambone to *elect* Daryl Peck as Vice Chairman for the year 2022. The motion passed (5-0).
- **Motion** was made by Gary Lintner and seconded by Daryl Peck to *elect* Ciro Gambone as Secretary for the year 2022. The motion passed (5-0).

Approval of Minutes – December 14, 2021

- **Motion** was made by David Lounsbury and seconded by Ciro Gambone to *approve* the minutes for the meeting held December 14, 2021 as presented. The motion carried (4-0-1 with Amanda Hood abstaining).

Approval of Hearing Dates

- **Motion** was made by David Lounsbury and seconded by Gary Lintner to *approve* the meeting dates and times for 2022, the second Tuesday of the month at 7:30 p.m. The motion passed (5-0).

Approval of Location

- **Motion** was made by David Lounsbury and seconded by Gary Lintner to *retain* the current meeting location, West Hempfield Township Municipal Building, 3476 Marietta Avenue, Lancaster, PA for the year 2022. Motion carried (5-0).

Case 1323 Decision

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

Attorney Julie Miller, Russell Krafft Gruber LLP reviewed the previous Hearing and informed that the Board held a brief executive session prior to tonight's meeting. The meeting was then turned over to Chairman Lintner. Mr. Lintner noted the Board is short one member due to expiration of term. He explained the voting rules that a 2-2 split vote would be a denial. Awad Eskander, Design Consulting Architect and Fr Moses Fahmy were present via Zoom on behalf of St. Mary's. Testimony for continued Case 1323 St Mary's Coptic Church of Lancaster was closed at the December 14, 2021 Hearing and a decision is to be rendered at this evening's Zoning Hearing Board Meeting.

Chairman Lintner then called for the motion.

- **Motion** was made by Ciro Gambone and seconded by Gary Lintner to **approve** the variance based on the testimony and evidence submitted at the hearing, with the standard conditions to apply, including that the applicant must comply with the testimony and evidence presented, including that the dome would be approximately 60 feet in height with a diameter of 35 feet. The following roll-call vote was then taken: Gary Lintner, aye; Ciro Gambone, aye; Daryl Peck, aye; David Lounsbury, nay. The motion passed (3-1) with David Lounsbury voting NO and Amanda Hood abstaining as she was not a member of the Board during the prior meetings relevant to this case.

Adjournment

There being no further business to come before the Board, David Lounsbury **moved**, seconded by Daryl Peck and unanimously carried (5-0) to **adjourn** the meeting at 7:40 p.m.

Respectfully submitted,



Ciro Gambone, Secretary