

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD
Meeting Minutes – July 13, 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; Zoning Officer Dwayne Steager, Solicitor Bernadette Hohenadel and a Court Reporter. 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 – June 8, 2021

- **Motion** was made by David Lounsbury and seconded by Ciro Gambone to *approve* the minutes for the meeting held June 8, 2021, as presented. The motion carried (5-0).

Case 1317

Applicant: Don and Katie Prolenski
Owners: Roger S. Brubaker
Description: Request for a Special Exception for a Contractor's Shop in the C-1 Zoning District Sections 401.2.B.4 and 702.12
Location: 4056 Marietta Avenue,
Zone: C-1 1.3 Acres/ 56,628.0 sq. ft.

Chairman Lintner opened the Hearing for Case 1317, Don and Katie Prolenski. Solicitor Bernadette Hohenadel reviewed the process and procedures for the Hearing. Zoning Officer Dwayne Steager was sworn in and attested 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 and all exhibits 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.

The applicants wish to substitute a contractor office/shop in an existing building currently used as an electrical contractor's office and warehouse. Eric Winkle, Counsel for the applicants, presented testimony on behalf of Applicants, Don and Katie Prolenski and testified how the proposed use will comply with the requirements in Section A of 701.12. He described the business, hours of operation, provided photographs and an aerial view of the property, informed there will be no retail sales, no outdoor storage and no existing loading dock. Brian Davidson, High Associates, representing the Seller, testified to the purpose and use of current buildings on the property. Don Prolenski, Applicant, informed that he specializes in the supply and installation of bathroom accessories such as mirrors, shower rods, towel bars and closet shelving.

- **Motion** was made by Daryl Peck and seconded by Ciro Gambone to **grant** Request for Special Exception for a Contractor's Shop in the C-1 Zoning District at 4056 Marietta Avenue, pursuant to Sections 401.2.B.4 and 702.12. to allow a contractor's shop at the referenced property, with the condition that operation of the property be carried out as discussed with this Board. The motion passed (5-0).

Adjournment

There being no further business to come before the Board, David Lounsbury **moved**, seconded by Ciro Gambone and unanimously carried (5-0) to **adjourn** the meeting at 7:51 p.m.

Respectfully submitted,



Carl J. Manelius, Secretary

ORIGINAL