

**WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD**  
**Meeting Minutes – August 10, 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 Zoning Officer Dwayne Steager, Assistant Zoning Officer Mandy Houck, Solicitor Edward Browne and Court Reporter Rhonda Adams. 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 – July 13, 2021**

- **Motion** was made by Daryl Peck and seconded by David Lounsbury to *approve* the minutes for the meeting held July 13, 2021, as presented. The motion carried (5-0).

**Case 1318**

Applicant: McKonly’s Garage, Inc.  
Owner: Kathleen Brown  
Description: Request for a Special Exception for an expansion of a non-conforming use Section 705.2.A and a Variance of Section 303.4.B Side Yard Setback.  
Location: 3651 Horizon Drive  
Zone: R2 1.3 Acres/56628.0 sq. ft.

Chairman Lintner opened the Hearing for Case 1318, McKonly’s Garage Inc. Solicitor Edward Browne provided preliminary instructions 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. A Court Stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

Kathleen Brown, President, McKonly’s Garage Inc., and James Lewis, Lewis & Associates Architects, were sworn in on behalf of the Applicant. There were no persons in the audience wishing to establish party status. Mr. Lewis presented at the Hearing with a Power Point presentation, a letter from a neighbor and five drawings that indicated the existing conditions of the proposed project. The Garage has provided automotive repair services for over 66 years and is requesting a special exception for expansion of a nonconforming use that is less than 25% to modernize their service equipment (two new service lifts) which requires a small addition to the existing facility that is a distance of less than 10 feet. The proposal is to demolish an existing storage building which removes existing side yard nonconforming setback of (2) feet in distance as well as rear yard nonconforming setback of about (4) feet in distance. A new storage space will

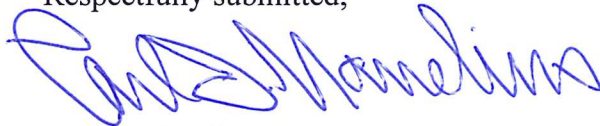
be included in the proposed addition. Kathleen Brown, President, McKonly's Garage, Inc. and Owner of the property, stated the project has no expansion of service bays or staff, and no increase in business density or traffic is anticipated. No additional impervious area is planned. The closest neighboring building to the garage is over 125 feet away with natural screening of trees and lawn area. Following discussion and there being no further comments or questions, testimony was closed and the following actions were taken:

- **Motion** was made by Daryl Peck and seconded by David Lounsbury to **grant** special exception for the property at 3651 Horizon Drive, Lancaster, for expansion of the nonconforming use, with the condition that the expansion is less than the limit of 25% and that everything is carried out as presented in this testimony. The motion passed (5-0).
- **Motion** was made by Daryl Peck and seconded by Ciro Gambone to **grant** variance to Section 303.4.B Side Yard Setback for the property at 3651 Horizon Drive, Lancaster, that variance being 12 feet, with the condition that the expansion of the structure be no closer than the existing structure to the property line. The motion passed (5-0).

**Adjournment**

There being no further business to come before the Board, Daryl Peck **moved**, seconded by Ciro Gabone and unanimously carried (5-0) to **adjourn** the meeting at 7:58 p.m.

Respectfully submitted,



Carl J. Manelius, Secretary