

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD
Meeting Minutes – September 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 Zoning Officer Dwayne Steager, Solicitor Bernadette Hohenadel 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 – August 10, 2021

- **Motion** was made by Carl Manelius and seconded by David Lounsbury to ***approve*** the minutes for the meeting held August 10, 2021 as presented. The motion carried (5-0).

Case 1319

Applicant: Mark F. Campbell, P.E.
Owners: Dennis Heisey & Rodney Heisey
Description: Request for a Variance for maximum allowable lot area Section 301.3.A/B, Request for a Variance for minimum lot area Section 301.4.B.1 and if necessary, a Variance of Section 303.3.B.minimum width at street frontage. Also, a Request for Extension of Time Section 1005.4.G to obtain approvals.
Locations: 553 Druid Hill Road and 686 Druid Hill Road
Zone: RA/R2 6/75 Acres/261360.0/328870.0 sq. ft.

Chairman Lintner opened the Hearing for Case 1319. Solicitor Bernadette Hohenadel explained the procedures for the Hearing. West Hempfield Township 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.

Mark F. Campbell, P.E., was present on behalf of Mssrs. Dennis and Ron Heisey, owners of the properties, and was sworn in to present the Application for Variance to add to the property at 553 Druid Hill Road. There were no persons in the audience wishing to establish party status. Mr. Steve Kelseg, 551 Druid Hill Road, wished to comment on the application and was sworn in. Those comments related to prior conversations Mr. Kelseg had with Dennis and Ron Heisey and Solicitor Hohenadel determined the conversations took place outside of this Hearing and, therefore, were

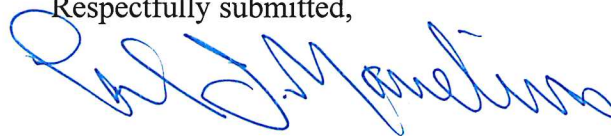
hearsay and not relevant to tonight's Hearing. Mr. Kelseg then stated the deed to his property denotes an access point on the driveway and he had concerns regarding how the variance being requested would affect his property. He was advised the driveway was not before this Board for any relief or adjustment. A short recess was taken at 8:15 p.m. to consult with Counsel and the Hearing resumed at 8:35 p.m. There were no further questions or comments, and the following actions were taken:

- **Motion** was made by David Lounsbury and seconded by Ciro Gambone to **grant** Variance to Section 301.3.A/B for maximum allowable lot area in R Zone Section. This section sets the maximum allowable lot area for a single family detached dwelling at 2 acres in the R Zone. Applicant is seeking a variance to permit the lot size to exceed the maximum. The motion carried (3-2) with Daryl Peck and Carl Manelius voting nay.
- **Motion** was made by David Lounsbury and seconded by Ciro Gambone to **grant** Variance to Section 301.4.B.1 to allow the parcel from which land is to be subdivided (553 Druid Hill Road) to be added to a parcel in agricultural use (663 Druid Hill Road) to be less than the required minimum of 25 acres. The motion carried (3-2) with Daryl Peck and Carl Manelius voting nay.
- **Motion** was made by David Lounsbury and seconded by Gary Lintner to **grant** Variance to Section 303.3.B. minimum street frontage for 553 Druid Hill Road, located in the R-2 District, to be 38.3 feet, less than the required 50 feet. It should be noted here that this is a preexisting condition and that the existing frontage is on a flag lot, which may require only 25 feet. The motion carried (3-2) with Daryl Peck and Carl Manelius voting nay.
- **Motion** was made by David Lounsbury and seconded by Ciro Gambone to **grant** an extension of time under Section 1005.4.G to allow two years within which the Owners can process a subdivision and lot add-on plan. The motion carried (3-2) with Daryl Peck and Carl Manelius voting nay.

Adjournment

There being no further business to come before the Board, Carl Manelius **moved**, seconded by Ciro Gambone and unanimously carried (5-0) to **adjourn** the meeting at 8:40 p.m.

Respectfully submitted,



Carl J. Manelius, Secretary