

**WEST HEMPFIELD TOWNSHIP
3401 MARIETTA AVENUE
LANCASTER, PA 17601**

**WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD
February 11, 2014**

The West Hempfield Township Zoning Hearing Board met in the meeting room of the West Hempfield Township Building at 3401 Marietta Avenue, Lancaster, PA, on Tuesday, February 12, 2013. Gary Lintner called the meeting to order at 7:30 P.M. Board members Daryl Peck and Tony Crocamo were also present, along with Jodi Heffner, Zoning Officer; Matt Creme, Solicitor; Rhonda Adams, Court Reporter; and Darlene Diffenderfer, Recording Secretary.

Approval of Minutes

Motion: Daryl Peck moved, seconded by Tony Crocamo, to approve the minutes of the meeting of January 14, 2014 as presented. Carried 3-0.

Case 1180 – Dana Snyder – continued

This case was continued from the meeting of January 14, 2014. Testimony was heard at that hearing from Todd Trostle of Trostle Contracting, but no decision was made because Ms. Snyder was not present.

Ms. Snyder was present at this hearing and was sworn to provide testimony. She restated what Mr. Trostle had testified regarding demolition of the previous garage because it did not meet current code. She stated that the proposed new garage would be built in the same place as the previous garage and would be two feet over the side yard setback with an additional 18 inches for the overhang of the roof.

Mr. Peck stated that he thought it was good she was not encroaching any further into the setback than the previous garage.

Mr. Lintner stated that he did not have any issues with Ms. Snyder's request due to the fact that she was not changing anything from the previous structure. He stated that if the proposed garage was a new structure and not replacing a previous structure then he would want to see it attached to the house eliminating the need for a variance.

Motion: Daryl Peck moved, seconded by Tony Crocamo, to approve a variance of four feet for side yard setback to Section 302.4.B.1 to build a detached garage at 2756 Ironville Pike with the conditions that all other required approvals are obtained and that construction be carried out as described before the Board. Carried 3-0.

Case 1181 – ImageFIRST Healthcare Laundry Specialists

This application was submitted by Image FIRST Healthcare Laundry Specialists, 1116 Marshall Avenue, Lancaster, PA for a Special Exception to Section 705.2(C) for a substitution of a non-conforming use for the property currently owned by All-Size Corrugated, 1060 Prospect Road, zoned I-1.

The following were all sworn to provide testimony: Bill Hughes, Director of Engineering at ImageFIRST, 1304 East Oakwood Street, Tarpan Springs, FL; Joseph Geraghty, Chief Operating Officer at ImageFIRST, 1116 Marshall Avenue, Lancaster; Brian McCabe, General Manager at ImageFIRST, 21 East Clay Street, Lancaster; Robert Illo, Engineer, 971 Corvair Road, Lancaster; and Scott Trayer, Division President at All Size Corrugated, 570 Magnolia Drive, Lititz.

Mr. Hughes stated that ImageFIRST currently operates two facilities in Lancaster and have been in operation since 1987. He stated these facilities are landlocked and cannot be expanded. He stated both of these facilities would be moved to the Prospect Road location.

Mr. Hughes stated they have entered into a sales agreement with All Size Corrugated to purchase the property at 1060 Prospect Road pending zoning approval.

Mr. Hughes testified that ImageFIRST provides textiles to medical outpatient facilities throughout Eastern Pennsylvania and Maryland. He stated the textile goods will be laundered, dried, folded and then sent back out to their customers. He stated they have 14 of their own trucks which leave the facility between 5 AM and 6 AM and return by 4 PM. He added that the trucks are smaller straight body trucks, not tractor-trailer rigs, and operate Monday through Thursday.

Mr. Hughes stated that other trucks would come into the facility to deliver supplies which would also be smaller trucks with only an occasional tractor/trailer.

Mr. Hughes testified that ImageFIRST will maintain their employee base of 50 to 60 employees which is comparable to the employee base of All Size. Mr. Trayer stated All Size had 50 employees.

Mr. Hughes stated that they do not propose any expansion of the building or parking area, but would remove the cardboard recovery cyclone located on the roof of the building and remove the truck docks. He added they would meet all sign requirements.

Mr. Illo testified that he was an engineer with Architecture and Engineering Innovations and had prepared a letter certifying that ImageFIRST would meet all performance standards of the I-1 zoning district as listed in Section 802 to 802.2.6.

Mr. Hughes testified that the property would be served by public sewer, water and gas. He stated he had consulted with each of those utilities and received confirmation that there would be sufficient capacity for their facility. He added that they would have to install a larger water line. He also stated that they would install lint collectors for their dryers and would be well under the particulate limit. He stated that all equipment would be installed inside the building.

Mr. Crocamo questioned Mr. Trayer about truck traffic for the All Size operation. Mr. Trayer stated that they had 7 to 10 outbound loads per day and 6 to 8 inbound loads per day. He added

that all of their trucks were tractor/trailer rigs, and there would be less of an impact on the community by ImageFIRST using smaller trucks.

The other Board members did not have any questions and they all agreed it should be a good fit and not be a detriment to the community.

Motion: Daryl Peck moved, seconded by Tony Crocamo, to approve a Special Exception for the property at 1060 Prospect Road for ImageFIRST Healthcare Laundry Specialists to carry out its operation with the condition that all things be carried out as described before the Board. Carried 3-0.

There being no further business to come before the Board, the meeting was adjourned at 8:15 PM.

Respectfully submitted,

Daryl Peck
Secretary