

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

**WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD
May 13, 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, May 13, 2014. Gary Lintner called the meeting to order at 7:30 P.M. Board members Daryl Peck and Tony Crocamo were also present, along with Rhonda Adams, Court Reporter; Jodi Heffner, Zoning Officer; Matthew Creme, Solicitor; and Darlene Diffenderfer, Recording Secretary.

Approval of Minutes

Motion: Mr. Peck requested that the word “allow” be changed to “permit” in first paragraph of Case 1184 on page one to reflect the written decision. Daryl Peck moved, seconded by Tony Crocamo, to approve the minutes of the meeting of April 8, 2014, as amended. Carried 3-0.

Case 1186 – George M. & V. Lorraine Lewis (continued)

Mr. Lintner stated that a letter was received from the applicant dated May 2, 2014 requesting that this application be withdrawn.

Case 1187 - St. Mary Coptic Orthodox Church (continued)

Mr. Lintner stated that this application was continued from the meeting of April 8, 2014 with testimony remaining open. Mr. Linter further stated that a letter was received from the applicant dated May 12, 2014 requesting that this application be postponed to the meeting of June 10, 2014.

Motion: Tony Crocamo moved, seconded by Daryl Peck, to enter the letter dated May 12, 2014 into the record as Applicant Exhibit #4. Carried 3-0.

Motion: Tony Crocamo moved, seconded by Daryl Peck, to continue Case 1187 to June 10, 2014. Carried 3-0.

Case 1188 – Red Rose Transit Authority

This application was submitted by Red Rose Transit Authority, 45 Erick Road, Lancaster, PA for a variance to Section 303.2.A to allow construction of a bus shelter, a variance to Section 303.4.A.2 for front yard setback for the shelter, and a variance to Section 708.9.Table 1.Part B to allow advertising on the shelter. The bus shelter would be constructed on property currently owned by Trinity United Church of Christ located at 450 West Main Street, Mountville, PA, zoned R-2.

Jeffrey Glisson was present to represent Red Rose Transit Authority and Thomas Robinson, 3803 Pine Hill Drive, Columbia, PA was present to represent the Church. Both were sworn to provide testimony.

Mr. Glisson stated that the Mountville Lions Club had placed a bench at the proposed site, but it was destroyed in an automobile accident which also damaged the Church sign. He stated that, rather than replace the bench, the Church wanted an actual bus shelter installed to better serve those who use the bus service.

Mr. Robinson stated that the shelter is needed because this bus stop is used heavily by residents of the neighboring Gate House. He stated this residence is occupied by a group of women who are receiving help in returning to a productive life following problems with drug and alcohol addiction. He stated that none of them drive and they use the bus to get to jobs and appointments.

Mr. Glisson stated that the bus shelter would be five feet by eight feet with a hip roof and an advertisement panel on the end. He added that there are two other identical shelters at other locations along Route 462 in West Hempfield Township. He stated there is a requirement to have a concrete path from the shelter to the paved road edge to accommodate handicapped persons.

Mr. Glisson stated there will be two advertisement panels on one end of the shelter and are capable of being lighted, but they will not electrify the signs at this time. He stated that Red Rose will retain ownership of the shelter and will be responsible for maintenance of it. He stated that the Church congregation would be responsible for any landscaping surrounding the shelter.

Mr. Glisson stated that this bus stop is on one of Red Rose's most heavily traveled routes with 22 trips made from Lancaster City to Columbia Borough each day. He added that there are 13 trips on Saturdays and five on Sundays.

Mr. Peck questioned the actual dimension of the variance requested for the front yard setback. Mr. Glisson stated the concrete path from the shelter to the paved edge is nine feet resulting in a variance of 41 feet from the required 50 feet.

Motion: Daryl Peck moved, seconded by Tony Crocamo, to grant a variance to Section 303.2.A to allow construction of a bus shelter at 450 West Main Street with the condition that all things be carried out as described before the Board. Carried 3-0.

Motion: Daryl Peck moved, seconded by Tony Crocamo, to grant a variance of 41 feet to Section 303.4.A.2 for front yard setback for the placement of a bus shelter at 450 West Main Street with the condition that all things be carried out as described before the Board. Carried 3-0.

Motion: Daryl Peck moved, seconded by Tony Crocamo, to grant a variance to Section 708.9.Table 1.Part B to allow advertising on the bus shelter at 450 West Main Street with the following conditions: 1) There be no flashing lights on the shelter or advertisement panel; 2) The advertisement panel cannot exceed the size of those on existing bus shelters on Route 462; and 3) 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 8:10 P.M.

Respectfully submitted,

Daryl Peck
Secretary