

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

**WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD
January 10, 2017**

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, January 10, 2017. Gary Lintner called the meeting to order at 7:30 P.M. Board members Daryl Peck and Tony Crocamo were also present, along with Matthew J. Crème, Solicitor, Rhonda Adams, Court Reporter, Jodi Heffner, Zoning Officer; and Marsha Beamenderfer, Recording Secretary.

REORGANIZATION: The first order of business was to organize the Board for the year 2017.

Motion: Tony Crocamo moved, seconded by Daryl Peck, that all board members retain their current positions for the year 2017. Motions carried 3-0.

Motion: Daryl Peck moved, seconded by Tony Crocamo, to keep the same meeting schedule of the second Tuesday of the month at 7:30 PM with the exception of July 11, 2017. Because July 4, 2017 falls on a Tuesday and the Township is closed, this affects the Board of Supervisors meeting and moves it to the second Tuesday. The decision was made to hold the July meeting on Tuesday, July 18, 2017. All meetings will be held at the Township building for the year 2017. Motion carried, 3-0.

Approval of Minutes

Motion: Daryl Peck moved, seconded by Tony Crocamo, to approve the minutes as amended for the meeting held November 15, 2016. Motion carried, 3-0.

Case 1246-Steven King: Case 1246 was withdrawn by Mr. King for the property at 913 Silver Spring Road in a letter dated November 23, 2016.

Case 1247-Kathleen M. Mannino

Kathleen M. Mannino, 635 S. 12th Street, Columbia, PA 17512, was sworn in to provide testimony. The applicant requested a variance of Section 1005.4.G to allow a one year extension of the previously approved variance (Case 1210) of Section 301.2 to allow construction of an accessory structure on a lot for a single family detached dwelling.

Motion: Daryl Peck moved, seconded by Tony Crocamo, to grant a one year extension to the variance granted on June 9, 2015 which was Case 1210 for the property at 681 Raintree Road, Columbia to have an accessory structure without a dwelling with the deadline of the January 2018 meeting. Motion carried, 3-0.

Case 1248-D & N Signs/Woody Yelton

Haider Bashir and Altaf Bashir of 8203 White Bark Lane, Sevron, MD 21013, were both sworn in to provide testimony. The applicant requested a variance of Section 708.9 Table 2 minimum setback from right-of-way. They are asking for 9' of relief from the required 10' setback from right-of-way and to add a 5th sign to the maximum 4 signs allowed.

Motion: Daryl Peck moved, seconded by Tony Crocamo, to continue Case 1248 to the February 14, 2017 so the

applicants can provide dimensions for the sign at the cartway, the right of way and the number of signs and the sizes of those signs. Motion carried, 3-0.

Case 1249-Dylan Kautz

Dylan Kautz, K C Green Energy, 1262 Loop Road, Lancaster, PA 17601, was sworn in to provide testimony. The applicant requested a variance from Section 502.4.B Side Yard Setback. He is asking for a 23' variance from the required 50' side yard setback.

Motion: Tony Crocamo moved, seconded by Daryl Peck, in Case 1249 for the applicant Dylan Kautz on behalf of the owners Timothy & Joanne Reist, that they grant a variance for the side yard setback for Section 502.4.B for the property at 156 N. Donnerville Rd. Mountville, and that the relief be granted so that the intrusion at its closest point be no more than 27 feet and at its furthest point be 37 feet as presented, and that the proposed additional awning not make the non-conformity greater than what it currently is. The further condition is that any and all permits necessary be obtained before the construction takes place. Motion carried, 3-0.

A copy of the decisions will be made a part of these minutes.

There being no further business to come before the Board, the meeting was adjourned at 9:00 P.M.

Respectfully submitted,

Tony Crocamo, Secretary
Secretary