

**WEST HEMPFIELD TOWNSHIP
ZONING HEARING BOARD
April 10, 2018**

Board Members Present:
Gary Lintner Chairman
Daryl Peck Vice-Chairman
Anthony Crocamo Secretary

Others:
Rhonda Adams, Stenographer

Andrew Stern, Township Manager

Matthew J Creme Jr. ZHB Solicitor
Dwayne Steager, Zoning Officer

Applicants and others listed separately

The Meeting was called to order by Gary Lintner at 7:32 P.M.

Approval of Minutes

Motion: to approve the minutes for the meeting held March 13, 2018. Anthony Crocamo moved, second by Daryl Peck, Motion carried, 3-0.

Case 1267 – Dean Gantz Jr. continued

Applicant Dean Gantz Jr., 344 Caraway Drive, Request for variance sections 303.4.A, 303.4.B. After entering an amendment to the requested variances and continued discussion,

Motion: to grant a variance to section 303.4.A, front yard setback of 11'6" subject to obtaining all necessary approvals and carried out as described before the board, Anthony Crocamo moved, second by Gary Lintner. Motion approved 2-1, Daryl Peck opposed.

Motion: to grant a variance to 303.4.B side yard setback 7' for the deck only and the building structure conform to the plan as shown in testimony subject to obtaining all necessary approvals and carried out as described before the board, Anthony Crocamo moved, second by Gary Lintner. Motion approved 2-1 Daryl Peck opposed.

Case 1268 – Joseph and Lori Jean Robuccio/David Paxon

Applicants Joseph and Lori Jean Robuccio and owner David Paxon, Request for special exception for a small animal veterinary clinic at 308 Primrose Lane, Mountville, Pa 17554, Section 101.7 use not provided for and a sign. After presenting his request and discussion, Joseph Robuccio withdrew his request regarding the sign.

Motion: to grant the use not provided for, a small animal veterinary hospital and to obtain all necessary approvals, Daryl Peck moved, seconded by Anthony Crocamo. Motion approved 3-0.

Case 1269 Manorvest LLC

Applicant Manorvest LLC, Request for special exception Section 705.2.F. A non-conforming lot size for the substitution of a conforming use for a non-conforming use at 937 Mary Street, Mount Joy, Pa 17554. After presentation of testimony a request for party status was presented.

Motion: to grant party status to Michael Mastrani, 940 Mary St. and Joseph Helmick, 935 Mary St. moved by Anthony Crocamo, seconded by Daryl Peck. Carried 3-0.

Testimony by Michael Mastrani and Joseph Helmick and others of the audience.

Board adjourned to an executive session to consult with board solicitor.

Motion: to grant a special exception approval Section 705.2.F subject to obtaining all necessary approvals and permits and carried out as described before the board, moved by Anthony Crocamo, seconded by Daryl Peck. Carried 3-0.

Case 1270 JNJM Properties LLC

Applicants JNJM Properties LLC and Craig Arnold, Request for determination that storage and distribution are accessory to office use or alternatively a special exception for storage and distribution Section 402.2.B.2 and a dimensional variance for a loading area in the front yard of property, Section 706.1.D. at 1820 Franklin Street, Columbia, Pa. After opening presentation, Representation for the applicant asked to submit an amendment to the original application for a variance for required parking Section 707.4.A.

Motion: to allow the amendment addition, moved by Daryl Peck, seconded by Anthony Crocamo. Carried 3-0.

Testimony by Mark Koch, Chard Harbach, Mike Saxinger and Butch Long.

Motion: to continue Case 1270 May 8, 2018 with the record of testimony left open and to ensure advertisement of the amendment, moved by Daryl Peck, seconded by Anthony Crocamo.

Carried 3-0.

Case 1271 Michael Mills

Appeal of the determination of Zoning Officer Section 1005.1 or alternatively a request for dimensional variances, front yard setback Section 403.3.A.4.b, sidewalks Section 403.4.D.2, parking area Section 403.4.D.6 and architectural design Section 403.4.C. concerning the house at 3779 Marietta Ave, Silver Spring, Pa.

Motion: to deny the appeal of the zoning officer's decision, moved by Daryl Peck, seconded by Anthony Crocamo. Appeal denied 3-0.

Presentation of testimony and testimony from audience. Board adjourned to executive session to discuss with board solicitor.

Motion: to grant the variance not needed to parking area Section 403.4.D.6 and architectural details Section 403.4.C moved by Daryl Peck, seconded by Anthony Crocamo. Carried 3-0.

Motion: to grant a variance for sidewalks Section 403.4.D.2 moved by Daryl Peck, seconded by Anthony Crocamo. Carried 3-0.

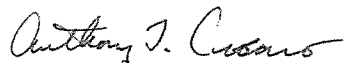
Motion: to grant a variance of 45' against the maximum setback for Section 403.3.A.4.b maximum front yard setback, moved by Anthony Crocamo, seconded by Gary Lintner. Motion denied 1-2 Gary Lintner and Daryl Peck opposed.

Motion: to deny the variance of 45' against the maximum setback for Section 403.3.A.4.b maximum front yard setback, moved by Daryl Peck seconded by Gary Lintner. Carried 2-1 Anthony Crocamo opposed.

Motion: to grant a variance to extend the period to commence construction to December 31, 2018. Moved by Anthony Crocamo seconded by Gary Lintner. Carried 2-1 Daryl Peck opposed.

Meeting adjourned,

Respectfully submitted,



Anthony Crocamo
Secretary