

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD MEETING
Minutes of November 12, 2019

The regularly scheduled meeting of the Zoning Hearing Board was held at the West Hempfield Township Municipal Building, 3476 Marietta Avenue, Lancaster PA on Tuesday, November 12, 2019. Board members Gary Lintner, Daryl Peck and Carl Manelius were present along with board alternate Ciro Gambone. Also in attendance were: Bernadette Hohenadel, Board Solicitor, Dwayne Steager, Zoning Officer, and Rhonda Adams, Court Reporter.

Call to Order

The meeting was called to order by Gary Lintner at 7:30 p.m.

Approval of Minutes – October 8, 2019

- **Motion** was made by Daryl Peck and seconded by Carl Manelius to *approve* the minutes as presented for the meeting held October 8, 2019. Motion carried (3-0).

Case 1288

Applicant: Raymond Pennino and Susan Aldinger. (60 day 12/3/19)
Owner: Raymond Pennino and Susan Aldinger
Description: Request for Special Exception for ECHO Housing
Location: 1654 Stony Battery Road, Lancaster PA
Zone: R-2 3.4 acres/148,104 sq.ft.

Applicants Raymond Pennino and Susan Aldinger are requesting a special exception for ECHO housing on the property located at 1654 Stony Battery Road. The structure, a former guest house, is 20 feet from the main house and has been unoccupied for two years. The guest house is 1,331 sq.ft. and has public sewer, well water, a separate electrical meter and a parking area. The applicants would like to use the guest house for a family member who has a medical condition requiring supervision. There was an ECHO housing special exception granted for this property prior to the current owners purchasing it in 2015. A court stenographer was present to record the testimony and all exhibits submitted and discussed were entered into the record.

- **Motion** was made by Mr. Manelius and seconded by Mr. Peck to *grant* a special exception for ECHO housing at 1654 Stony Battery Road, Lancaster PA as described for the Board. The motion passed (3-0).

Case 1289

Applicant: Claude Hicks (60 day 12/23/19)
Owner: Claude Hicks
Description: Request for a height variance for fence in front yard
Location: 726 S. 18th Street, Columbia PA
Zone: R-3 0.91 acres/39,640 sq. ft.

The applicant, Claude Hicks, is requesting to erect a privacy fence on his flag lot at 726 S. 18th Street, Columbia PA. A court stenographer was present to record the testimony and all exhibits submitted and discussed were entered into the record. Bernadette Hohenadel designated a picture of the applicant's property as Exhibit A1. The neighboring properties have privacy fences and his proposed fence (6 feet high, 48 feet long) would tie in to the existing fences and match in materials and style.

- **Motion** was made by Mr. Manelius and seconded by Mr. Peck to *grant* a variance to permit a 6 foot fence in the front yard of the flag lot property at 726 S. 18th Street, Columbia PA as described for the Board. The motion passed (3-0).

Case 1290

Applicant: Nicole McClucas (60 day 12/23/19)
Owner: Elmer J. Stoltzfus
Description: Request for Special Exception for dog kennel
Location: 4347 Marietta Avenue, Columbia PA
Zone: RA 17.4 acres/757,944 sq. ft.

The applicant Nicole McClucas and her husband Matthew McClucas of 1258 Habecker Road, Columbia PA are requesting a special exception to operate a dog day care facility on the property at 4347 Marietta Avenue, Columbia PA, owned by Elmer J. Stoltzfus. A court stenographer was present to record the testimony and all exhibits submitted and discussed were entered into the record. The applicant's handouts were entered into the record as Exhibit A1.

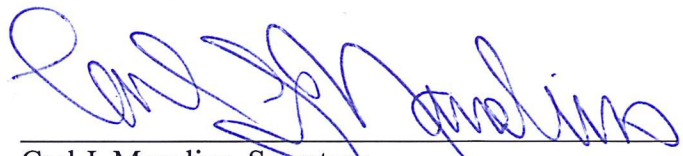
The applicant is seeking to lease land from Mr. Stoltzfus and build a 5,000 sq.ft. pole barn as a day care facility for dogs. The day care would operate from 6 a.m. to 6 p.m. with no overnight boarding. The property is currently used for farming, a greenhouse and has leased residential units.

Following discussion and in accordance with applicable legal procedure, the Board requested the applicant return to the next Zoning Hearing Board meeting with a revised plot plan showing the location and dimensions of the proposed structure; measurements from the structure to other structures on the property; a will-serve letter from Lancaster Area Sewer Authority, and industry or regulatory information related to operating a dog day care facility.

- **Motion** was made by Mr. Manelius and seconded by Mr. Peck to *continue* Case 1290 to the next Zoning Hearing Board meeting with testimony left open. The motion passed (3-0).

There being no further business before the Board, the meeting was unanimously adjourned at 9:15 p.m.

Respectfully submitted,



Carl J. Manelius, Secretary