

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD
Meeting Minutes July 14, 2020

The West Hempfield Township Zoning Hearing Board met in the meeting room of the West Hempfield Township Municipal Building at 3476 Marietta Avenue, Lancaster, PA, and remotely via Zoom videoconference. Board members Gary Lintner, Ciro Gambone and Daryl Peck attended in person and Board Members David Lounsbury and Carl Manelius, and Solicitor Edward Browne participated remotely via Zoom. Also in attendance were Zoning Officer Dwayne Steager via Zoom, Assistant Zoning Officer Maria McDonald, Township Manager Andrew Stern, Recording Secretary Judy Carrier via Zoom, and Rhonda Adams Court Stenographer.

Call to Order

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

Approval of Minutes – June 9, 2020

Motion was made by Daryl Peck and seconded by Ciro Gambone to *approve* the minutes for the meeting held June 9, 2020 as presented and discussed. The motion carried unanimously (5-0).

Case 1302

Applicant: Cable Services Company, Inc.
Owner: Ken Michaels
Description: Request for a Special Exception for Contractor Shop
Sections 401.2.B.4
Location: 1780 Columbia Avenue, Columbia
Zone: C-1 – 3.3 acres/143,748 sq. ft.

Chairman Lintner opened the Hearing at 7:34 p.m. and turned the floor over to Attorney Dan Mathers, who was in attendance remotely representing the applicant, Cable Services Company, Inc. Attorney Mathers introduced Mr. Ken Michaels, Principal Owner and President, who also attended remotely, and Mr. Michaels was sworn in to provide testimony. There were no requests for party status and Solicitor Browne informed that any member of the public will be permitted to make comments after testimony is heard. A court stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

The Applicant, Cable Services Company, Inc. is a telecommunications utility contractor. The Applicant requests to develop and operate a Contractor Shop on the Property with an approximately 1.96 acre fenced in area, improved with stone compacted base for a secured working jobsite. Typical equipment onsite would be office and Conex Box trailers for storage, aerial bucket trucks, underground equipment, reels of fiber optic and copper cable. Utilities necessary will be electric and internet. There are future plans to build a steel flex type building for office and warehouse.

The Board felt that Mr. Michaels' answers to questions posed by Attorney Mathers and the Board were too vague and because the plan being presented was not fully developed and did not provide enough clarity, they would not be able to make informed decisions. Mr. Lintner stated that more specific information is needed and suggested continuing to the next Zoning Hearing Board meeting. Attorney Mathers stated the applicant is willing to address certain requirements

as determined by the Board and Mr. Michaels asked if specific questions could be drafted that he could refer to the job supervisor. Solicitor Browne remarked it is ultimately up to the applicant to provide specific testimony. Mr. Michaels stated a one-month delay would be ok, but after that he would be up against a lease and encroaching winter months.

Motion was made by Daryl Peck and seconded by Carl Manelius to keep the record of testimony open and *continue* the Hearing of Case 1302, Cable Services Company, Inc., Request for a Special Exception for Contractor Shop Sections 401.2.B.4, to the August 11, 2020 Zoning Hearing Board meeting. The motion unanimously passed (5-0). Chairman Lintner remarked that the existing application is ok; however, the Board would like additional testimony pertaining to storage and maximum usage that includes specific information regarding the impact on the neighboring community, and referenced the possibility that variances may be needed. Solicitor Browne will be in contact with the Applicant's attorney regarding what might be necessary.

Case 1303

Applicant: Jeff Troyer
Owner: Same as Applicant
Description: Request for Special Exception for ECHO Housing
Sections 301.2.B.10 and 702.9
Location: 740 High Ridge Road, Columbia
Zone: RA – 2.7 acres/117,612 sq. ft.

Chairman Lintner opened the Hearing at 8:46 p.m. Mr. Jeff Troyer attended in-person and was sworn in to present his request for a Special Exception to proceed with a plan to attach an elder cottage to his home. Mr. Troyer answered questions regarding the plot layout on the drawings submitted and ECHO Housing requirements to the Board's satisfaction. Mr. Lintner added the applicant needs to stipulate that the cottage will be dismantled when the occupants are no longer there, and Mr. Troyer agreed. There were no further comments or questions and testimony was closed at 8:58 p.m. A court stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

Motion was made by Daryl Peck and seconded by David Lounsbury to *approve* the Special Exception for the ECHO Housing for the property at 740 High Ridge Road, Columbia, with the understanding that the procedure will be carried out as testified in this proceeding. The motion passed (5-0). The Board thanked Mr. Troyer for presenting very good information.

Adjournment

There being no further business to come before the Board, **Motion** was made by Daryl Peck and seconded by Gary Lintner to *adjourn* the meeting to Executive Session at 8:59 p.m. to discuss a legal matter and will not be returning. The motion passed (5-0).

Respectfully submitted,


Carl J. Manelius, Secretary