

**WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD**  
**Meeting of September 8, 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. Also attending in person were Zoning Officer Dwayne Steager; Township Manager Andrew Stern; Solicitor Edward Browne and Court Reporter Rhonda Adams. Board Members David Lounsbury and Carl Manelius, and Recording Secretary Judy Carrier attended remotely via Zoom.

**Call to Order**

Chairman Gary Lintner called the meeting to order at 7:30 p.m.

**Approval of Minutes – August 11, 2020**

**Motion** was made by Daryl Peck and seconded by Ciro Gambone to *approve* the minutes for the meeting held August 11, 2020 as presented and discussed. The motion carried unanimously (5-0).

**Case 1302**      **Withdrawn**

Applicant:      Cable Services Company, Inc.  
Owner:          Ken Michaels  
Description:     Request for a Special Exception for Contractor Shop  
                         Sections 401.2.B.4 and variances for lot size and outdoor  
                         Storage area, Sections 702.12.B and 702.12.D  
Location:        1780 Columbia Avenue, Columbia  
Zone:             C-1 – 3.3 acres/143,748 sq.ft.

The Client has withdrawn Case #1302, Cable Services Company, Inc., Request for Special Exception for a Contractor Shop Section 401.2.B.4 and variances for lot size and outdoor storage area, Sections 702.12.B and 702.12.D. Chairman Gary Lintner called for a motion to close the record of testimony and negate the entire proceeding. The following action was then taken:

- **Motion** was made by David Lounsbury and seconded by Carl Manelius to *close the record of testimony and negate the entire proceeding* for Case #1302, Cable Services Company, Inc., Request for Special Exception for Contractor Shop Section 401.2.B.4 and variances for lot size and outdoor storage area, Sections 702.12.B and 702.12.D. The motion passed (5-0) at 7:35 p.m.

**Case 1305**

Applicants:     Jonathan R. Wile  
                         Rebecca H. Wile  
Owner :          Same  
Description:     Request for Variance for front yard setback  
                         Sections 303.4.A.3  
Location         390 Spring Hill Lane, Columbia  
Zone:             R2 – .22 acres/9,583 ft<sup>2</sup>

Chairman Lintner opened the Hearing at 7:38 p.m. Zoning Officer Dwayne Steager attested that the Hearing was properly advertised, public notice was posted and all exhibits have been entered into the record. Julie M. Slabinski, Esq., Gibbel Kraybill & Hess LLP presented the Application Request for Variance for front yard setback, Sections 303.4.A.3, for property at 390 Spring Hill Lane, Columbia, on behalf of Jonathan R. Wile and Rebecca H. Wile, Owners. A court stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing. Several neighboring property owners were present to support the Variance. No one wished to provide testimony and no one requested party status.

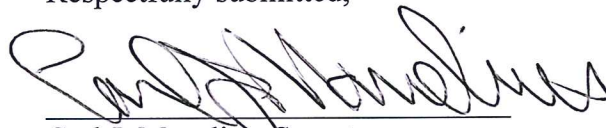
Mr. Jonathan R. Wile, owner, was sworn in to provide testimony regarding the request for zoning relief to expand the existing one-car garage attached to his residence at 390 Spring Hill Lane, Columbia. He provided background and presented photographs of the property and design plans and measurements of the proposed garage, and stated that upon completion of the addition, the existing freestanding storage shed located behind the residence will be removed as the new garage addition will provide adequate storage for lawn and garden equipment. Details of the roofline, fencing shown on the photographs, existing shed, and distance from the shed to the centerline of Concordia Road were discussed. There being no further comments or questions (Board or Public), Chairman Lintner called for a motion and the following action was taken:

- **Motion** was made by David Lounsbury and seconded by Carl Manelius to *approve* the Request for Variance pursuant to Sections 303.4.A.3 for the property at 390 Spring Hill Lane, Columbia, variance being 2'1" against the 45' required setback as presented and discussed. The motion passed (5-0).

### **Adjournment**

There being no further business to come before the Board, **motion** was made by David Lounsbury and seconded by Carl Manelius to *adjourn* the meeting at 7:59 p.m. The motion carried (5-0).

Respectfully submitted,



Carl J. Manelius, Secretary