

**WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD**

**February 11, 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, on Tuesday, February 11, 2020. Board members Gary Lintner, Daryl Peck and Carl Manelius were present. Also, in attendance were Zoning Hearing Board Solicitor Bernadette Hohenadal; Dwayne Steager, Zoning Officer; Ciro Gambone, Board alternate; Rhonda Adams, Court Reporter; and Judy Carrier, Recording Secretary.

**Call to Order**

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

**Approval of Minutes – January 14, 2020**

**Motion** was made by Daryl Peck and seconded by Carl Manelius, to *approve* the minutes as presented for the meeting held January 14, 2020. Motion carried (3-0).

**Case 1291 Variance Request continued**

Applicant: Paul V. Snyder, Jr. and Lindia J. Snyder (60 day 12/30/19)  
Owner: Paul V. Snyder, Jr. and Lindia J. Snyder  
Description: Request for a Variance in Side Yard Setback  
Location: 2772 Stevens Summit, Columbia PA  
Zone: R-1 0.51 acres/ 22,216 sq. ft.

Solicitor Bernadette Hohenadal read a letter withdrawing the application and stating they will not pursue this request any longer.

**Case 1292**

Applicant: ART Mortgage Borrower Propco 2010-5 LLC (60 day 3/323/20)  
c/o Americold Logistics  
Owner: Same as Applicant  
Description: Request for a variance for erection of more than one principal building on a lot  
Section 701.8  
Location: 3800 Hempland Road, Lancaster PA  
Zone: I-2 16.2 acres/705,672 sq. ft. and 23.9 acres/1,041,084 sq. ft.

The applicant, ART Mortgage Borrower Propco 2010-5 LLC (Americold Logistics) is requesting a variance of Section 701.8 of the West Hempfield Township Zoning Ordinance to permit a second principal building to be located on the Lot as depicted on the site layout plan and upon requested amendment to the application as set forth below, to request a variance for extension of time for permit and completion. Solicitor Bernadette Hohendahal opened the Hearing and explained the purpose and procedures pertaining thereto. A court stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

- Brent M. Detter, David Miller/Associates, was unanimously approved as expert witness on motion of Daryl Peck, seconded by Carl Manelius and sworn in.
- Mr. Tom Powers, Owner, was present and sworn in.
- Andrew Stern, West Hempfield Township Manager and Certified Planner was present to provide support to the project and was sworn in.

Caroline Hoffer Esq., Barley Snyder presented the applicant's request to amend the application to extend the time for permit and completion and the request for variance for a second principal building.

Chairman Lintner requested a break to Executive Session at 8 :15 p.m. for purposes of a legal question. The Board returned at 8 :25 p.m. and the Hearing continued.

At close of testimony and discussion, the following actions were taken:

- **Motion** was made by Daryl Peck and seconded by Carl Manelius to **accept** applicant's exhibits Nos. 1 through 4 and enter into the record. The motion passed (3-0).
- **Motion** was made by Daryl Peck and seconded by Carl Manelius to **allow** the applicant to **amend** the application to include the time limit of 1 year to obtain the zoning permit and 2 years for completion of construction for a total of three years. The motion passed (3-0).
- **Motion** was made by Daryl Peck and seconded by Carl Manelius to **grant** variance of West Hempfield Township Zoning Ordinance Section 701.8 to allow for a second principal building to be located on the Lot as depicted on the site layout plan with the condition that the lot cannot be subdivided so long as two principal buildings are located on the Lot and with the condition this shall be made a Plan note on the application. The motion passed (3-0).

There being no further business to come before the Board, the meeting was unanimously **adjourned** at 8:31 p.m. by **motion** of Daryl Peck and second by Carl Manelius.

Respectfully submitted,



Carl J. Manelius, Secretary