

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD MEETING
Minutes of January 14, 2020

The regularly scheduled meeting of the Zoning Hearing Board was held at the West Hempfield Township Municipal Building, 3476 Marietta Avenue, Lancaster PA on January 14, 2020. Board members Gary Lintner, Daryl Peck and Carl Manelius were present. Alternate Board member Ciro Gambone was present. Also in attendance were Bernadette Hohenadal, Zoning Hearing Board Solicitor; Dwayne Steager, Zoning Officer, and Rhonda Adams, Court Reporter.

Call to Order

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

Reorganization

The first order of business was to organize the Zoning Hearing Board for the year 2020.

- **Motion** was made by Gary Lintner and seconded by Daryl Peck that all Board members retain their current positions for the year 2020: Chairman Lintner, Vice-Chairman Peck, and Secretary Manelius. Motion carried (3-0).

Approval of Minutes – December 10, 2019

- **Motion** was made by Daryl Peck and seconded by Carl Manelius to ***approve*** the minutes as presented for the meeting held December 10, 2019. Motion carried (3-0).

Approval of Meeting Dates for 2020

- **Motion** was made by Daryl Peck and seconded by Carl Manelius to ***approve*** the meeting dates and times for 2020, the second Tuesday of the month at 7:30 p.m. Motion carried (3-0).

Case 1290 – continued; record closed

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 17512
Zone: RA 17.4 acres/757,944 sq.ft.

Bernadette Hohenadal explained the case, stating that at the December 2019 meeting the record for testimony was closed and Board members had moved and approved a continuation of the case for deliberation purposes. Solicitor Hohenadel read the decision into the record. The conclusion, consisting of five items, is to deny the request for a special exception to operate a dog day care facility.

Mr. Manelius questioned the rationale used in the decision to deny the special exception because the dog kennel is not a qualified accessory use as described in the ordinance. He stated the accessory use issue and several related compliance standards referenced in the decision had not been discussed at prior meetings.

- **Motion** was made by Daryl Peck and seconded by Gary Lintner to ***accept*** the Decision as read. The motion passed (2-1: Manelius opposed).

Case 1291 – continued; testimony open

Applicant: Paul V. Snyder Jr. and Lindia J. Snyder (60 day 12/30/2019)
Owner: Paul V. Snyder Jr. and Lindia J. Snyder
Description: Request for Variance in Side Yard Setback
Location: 2772 Stevens Summit Drive, Columbia PA 17512
Zone: R-1 0.51 acres/22,216 sq.ft.

Julie Slabinski of Gibbel, Kraybill & Hess, counsel for the applicant, requested via letter dated January 9, 2020 that Case 1291 be continued to the February 11, 2020 meeting. The applicants are currently working on a solution to the deck issue and are close to finalizing a plan.

- **Motion** was made by Daryl Peck and seconded by Carl Manelius to *continue* Case 1291 to the February 11 meeting and that testimony remains open at the request of the applicant. The motion passed (3-0).

Case 1292

Applicant: Rodney Gingrich, HHR Estate Trustee (60 day 2/21/2020)
Owner: Paula Kiernan
Description: Request for Special Exception 403.2.B.2 – Residential Conversion
Request for Variance 702.1.E – Floor area no less than 800 sq.ft.
Location: 891 Ivy Drive, Lancaster PA 17601
Zone: TV 0.44 acres/19,166 sq.ft.

Rodney W. Gingrich, 720 Hempfield Hill Road, Columbia PA 17512, was sworn in to provide testimony for this case. He recently purchased property adjacent to his automotive shop on Ivy Drive. He is requesting a variance to the minimum square footage requirement and a special exception to convert the existing residence on the property into two units. The house is considered a single family dwelling that had an ECHO addition constructed in 2012. The addition was designed as in-law quarters. Mr. Gingrich explained how he would use the addition as one unit and the main house (3 bedrooms, 3 bath) as the other unit. The exterior of the dwelling would not change. Mr. Gingrich said he has talked to contractors and code inspectors about the best way to install a required firewall between the two units described in his renovation plan. He would also add a small kitchen to the ECHO section. This plan on how to split the house is the cheapest and least complicated choice for the project.

Mr. Gingrich is asking for a variance to the minimum square footage ordinance. The addition is 660 sq.ft., 140 sq.ft. (17½%) less than the minimum requirement.

Motion was made by Carl Manelius and seconded by Daryl Peck to *deny* the request for a variance to 702.1.E – Floor area no less than 800 sq.ft. The motion passed (3-0).

There being no further business before the Board,

- **Motion** was made by Mr. Peck and seconded by Mr. Lintner to adjourn the meeting at 8:52 p.m. The motion passed (3-0).

Respectfully submitted,



Carl J. Manelius, Secretary