

**WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD MEETING**  
**Minutes of March 10, 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, March 10, 2020. Board members Gary Lintner, Daryl Peck and Carl Manelius were present. Also in attendance were Alternate Board member Ciro Gambone; Zoning Hearing Board Solicitor Bernadette Hohenadel; Maria McDonald, Assistant Zoning Officer; Lisa Miller, 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 – February 11, 2020**

**Motion** was made by Daryl Peck and seconded by Carl Manelius, to *approve* the minutes as presented for the meeting held February 11, 2020. Motion carried (3-0).

**Case 1294 Application Withdrawn**

**Case 1295**

Applicant: Steven Koser (60 day 4/17/20)  
Owner: Same as Applicant  
Description: Requests for variances for side yard and rear yard setbacks  
Location: 295 Wagoners Way, Landisville Pa.  
Zone: R-2 .24 acres/10,454 sq. ft.

Mr. Steven Koser is requesting variances for side yard and rear yard setbacks for a shed on property located at 295 Wagoners Way, Landisville. Solicitor Bernadette Hohenadal opened the Hearing, and explained the purpose and procedures. She advised no hardship exists because the lot is sizeable enough to be able to place a shed without any setback and the issue is where the accessory structure is placed. Maria McDonald, Assistant Zoning Officer, attested that all exhibits included with the application were marked and entered into the record. Jamie Sliter, Rick Seifried, and Greg Schimke requested party status, the Board had no objections and they were granted party status. Steven Koser, Applicant, was sworn in and presented the Requests. Andrew Stern, Township Manager, was sworn in and gave a statement on behalf of the Township, affirming that the Township recommends that all residents follow Township Ordinances and obtain permits and that variances only be granted if there is significant physical hardship on the property. A court stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

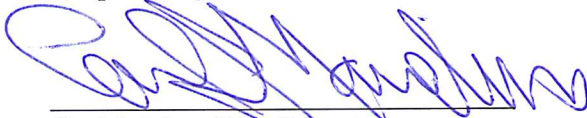
At close of testimony and discussion, **Motion** was made by Daryl Peck, seconded by Carl Manelius and unanimously carried to *admit* exhibits #1 and #2 into the record. There being no further questions or comments the Hearing was closed.

**Motion** was made by Daryl Peck and seconded by Carl Manelius to *deny* the Request for Variances for both side yard setbacks for relief for a shed on the property located at 295 Wagoners Way, Landisville. The motion passed (3-0).

Mr. Koser asked if he could move the shed ten (10) feet. Solicitor Hohenadal recommended he refer the question to the Township Zoning Officer.

There being no further business to come before the Board, the meeting was unanimously *adjourned* at 8:15 p.m. by **motion** of Daryl Peck and second by Carl Manelius.

Respectfully submitted,



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Carl J. Manelius, Secretary