

**WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD**  
**Meeting Minutes - February 9, 2021**

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 and Ciro Gambone attended in person. Also attending in person were Zoning Officer Dwayne Steager; Township Manager Andrew Stern; Solicitor Bernadette Hohenadel 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.

**Reorganization**

The first order of business was to organize the Zoning Hearing Board for the year 2021.

- **Motion** was made by David Lounsbury and seconded by Carl Manelius to *retain* the current slate of officers for the year 2021: Chairman Gary Lintner, Vice-Chairman Daryl Peck, and Secretary Carl Manelius. Motion carried (4-0).

**Approval of Minutes – December 8, 2020**

- **Motion** was made by David Lounsbury and seconded by Carl Manelius to *approve* the minutes for the meeting held December 8, 2020 as presented. The motion carried (4-0).

**Approval of Hearing Dates**

- **Motion** was made by Ciro Gambone and seconded by Gary Lintner to *approve* the meeting dates and times for 2021, the second Tuesday of the month at 7:30 p.m. Motion carried (4-0).

**Approval of Location**

- **Motion** was made by Gary Lintner and seconded by Ciro Gambone to *retain* the current meeting location, West Hempfield Township Municipal Building, 3476 Marietta Avenue, Lancaster, PA for the year 2021. Motion carried (4-0).

**Case 1308**

Applicant:	Rob and Colleen Murphy
Owner:	Same
Description	Request for a Variance to section 305.3.A.1. to the minimum lot size requirement of three acres to allow Lot 2-b to be 1.5 acres in size. If necessary, a dimensional variance to section 305.3.B to allow Lot 2-b to have 50' of frontage to the private lane already serving the Property. If necessary, a modification of the previous note placed on the 1977 subdivision plan confirming that Lot 2-b can be subdivided.
Location:	490 Norwood Road, Columbia
Zone:	R-R - 11.9 acres/518,364 ft <sup>2</sup>

Chairman Lintner opened the Hearing for Case 1308. Township Zoning Officer Dwayne Steager was sworn in and Solicitor Hohenadel confirmed the Hearing was properly advertised in

the Lancaster Newspapers in accordance with the MPC and proof of publication and photos of the property postings have been entered into the record. A Court Stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

Dwight Yoder, Gibbel Kraybill & Hess, Counsel for Mr. and Mrs. Murphy, provided a brief overview of the Case, and informed that a note from a previous plan has been addressed with the Township Supervisors so it is no longer an issue. He distributed a site plan and Rob Murphy, Applicant, was sworn in to provide testimony on the details of the plan. Mark Magrewski, PennTerra Engineering, was also sworn in to provide testimony on behalf of the applicants. Andrew Stern, Township Manager and Certified Planner, was sworn in on behalf of West Hempfield Township Supervisors to testify that the applicants met with the Supervisors and the note was informational as opposed to prohibitive. He also explained that the reason the Murphys are asking for variances is a technical legal zoning exemption and they had to come before the Zoning Hearing Board to show they could subdivide. The Supervisors are willing to remove the note from the Plan, they are supportive of the shared driveway arrangement and with keeping 10 acres of woodlands under one ownership, and they support the application.

There being no further testimony, **motion** was made by Ciro Gambone and seconded by David Lounsbury to **accept** all exhibits into the record. Motion carried (4-0) and testimony was closed at 8:30 p.m.

**Motion** was made by Ciro Gambone and seconded by Carl Manelius to **grant** the variance of 1.5 acres to section 305.3.A.1. to allow Lot 2-b to be 1.5 acres in size, with the condition that there be a recorded right-of-way agreement and maintenance agreement for the shared access drive, the lot be subdivided, and the existing garage unit that is in the new setback for the residual be removed. Motion carried (4-0).

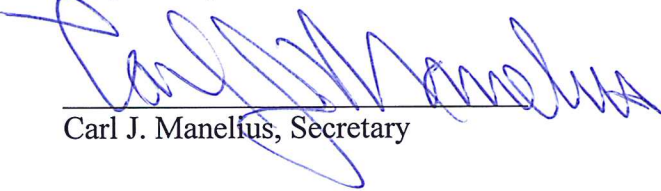
**Motion** was made by Ciro Gambone and seconded by Gary Lintner to **grant** 50' frontage to the private lane, as opposed to a public thoroughfare, pursuant to section 305.3.B. for Lot 2-b. Motion carried (4-0).

Chairman Lintner commended the Murphys on their due diligence in explaining their requests.

**Adjournment**

There being **no** further business to come before the Board, Chairman Lintner **adjourned** the meeting at 8:32 p.m.

Respectfully submitted,

  
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Carl J. Manelius, Secretary

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