

**WEST HEMPFIELD TOWNSHIP  
3401 MARIETTA AVENUE  
LANCASTER, PA 17601**

**WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD  
February 10, 2015**

The West Hempfield Township Zoning Hearing Board met in the meeting room of the West Hempfield Township Building at 3401 Marietta Avenue, Lancaster, PA, on Tuesday, February 10, 2015. Gary Lintner called the meeting to order at 7:30 P.M. Board members Daryl Peck and Tony Crocamo were also present, along with Jodi Heffner, Zoning Officer; Matt Creme, Solicitor; Rhonda Adams, Court Reporter; and Marsha Beamenderfer, Recording Secretary.

**Approval of Minutes**

Motion: Daryl Peck moved, seconded by Tony Crocamo, to approve the minutes of the meeting of January 13, 2015 as presented. Carried 3-0.

**Case 1200 – George M. & V. Lorraine Lewis – continued**

Matt Creme was present to discuss the application on which the Board took testimony on December 9, 2014. At that time the record of testimony was closed, and the Appellants and their attorney and the Township and its attorney agreed to submit memoranda of law for consideration by the Board, which were received. In addition, the appellants and the township agreed to allow an extension of time for a decision until the February 10, 2015 meeting. Also at that time it was noted on the record that the Board would meet in executive session in quasi-judicial deliberation at the January 13, 2015 meeting, which did occur. However, because no decision was made at that time, Board Solicitor Matt Creme was directed to prepare a draft decision consisting of findings of fact, conclusions of law and a proposed decision. That draft decision was distributed to the Board members for review and consideration for adoption.

Based on the Board's consensus on the draft decision, the final decision is to deny the Appellants' appeal of the Township Zoning Officer's decision that Appellants may not subdivide the property. The denial is based on the imposition of a condition when the Appellants were granted conditional use approval to permit the creation of a lot which exceeded the two-acre maximum lot size in the RA Zoning District.


Motion: Daryl Peck moved, seconded by Tony Crocamo, to accept the decision as presented to deny the appeal of Case 1200 and to rule in favor of the Zoning Officer's decision. Carried 3-0.

**Case 1189 –St. Anne's Retirement Community, Inc.**

At the January 13, 2015 meeting, the Board approved counsel to sign the St. Anne's Stipulation Agreement which was done on January 21, 2015 and was approved by Lancaster County Court on January 27, 2015.

There being no further business to come before the Board, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

  
Tony Crocamo  
Secretary