

WEST HEMPFIELD TOWNSHIP
3401 MARIETTA AVENUE
LANCASTER, PA 17601

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD
January 13, 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, January 13, 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 Julie Miller, Alternate Solicitor, Jodi Heffner, Zoning Officer; and Marsha Beamenderfer, Recording Secretary.

REORGANIZATION: The first order of business was to organize the Board for the year 2015.

Motion: Tony Crocamo moved, seconded by Gary Lintner, to nominate Daryl Peck as Vice Chairman of the Board for 2015.

Motion: Daryl Peck moved, seconded by Gary Lintner, to nominate Gary Lintner as Chairman of the Board and Tony Crocamo as Secretary for 2015.

Both motions carried 3-0.

Motion: Daryl Peck moved, seconded by Tony Crocamo, to keep the same meeting schedule of the second Tuesday of the month at 7:30 PM with meetings held at the Township building for the year 2015. Motion carried 3-0.

Minutes

Daryl Peck and Gary Lintner discussed a few points of correction to the minutes and all the corrections were made.

Motion: Daryl Peck moved, seconded by Gary Lintner, to approve the minutes as amended for the meeting held December 9, 2014. Carried 3-0.

Julie Miller was present to discuss the Saint Anne's Retirement Community, Inc. (hereafter "St. Anne's") land use appeal, docketed at No. C1-14-07825 and pending in the Court of Common Pleas of Lancaster County. St. Anne's has filed a conditional use application and seeks to enter into a joint stipulation with the Township and the Zoning Hearing Board prior to the conditional use hearing. St. Anne's purports to be acquiring adjacent property, which would eliminate the need for certain variances, including setbacks, and which also alters the density and open space calculations that were presented to the Board during the zoning hearings. The Board reviewed the joint stipulation with counsel, including the changes in the density (dwelling units per acre) and open space conditions set forth in the decision issued by the Board on July 25, 2014

Motion: Gary Lintner moved, seconded by Tony Crocamo, that we as a board authorize our board counsel to represent us to execute this stipulation per all parties in the St. Anne's case as described by counsel in case #C1-14-07825. Carried 3-0

Motion: Daryl Peck moved, seconded by Tony Crocamo that the Board be adjourned from the meeting at 8:00pm and move into Executive Session and not return to the meeting. Carried 3-0

Respectfully submitted,



Tony Crocamo, Secretary
Secretary