

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

**WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD
December 10, 2013**

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, December 10, 2013. Gary Lintner called the meeting to order at 7:30 P.M. Board members Daryl Peck and Tony Crocamo were also present, along with Matt Creme, Solicitor; Rhonda Adams, Court Reporter; Jodi Grove, Zoning Officer; and Darlene Diffenderfer, Recording Secretary.

Minutes

Motion: Daryl Peck moved, seconded by Gary Lintner, to approve the minutes as presented for the meeting held August 13, 2013. Carried 2-0.

Motion: Gary Lintner moved, seconded by Tony Crocamo, to approve the minutes as presented for the meeting held November 12, 2013. Carried 2-0.

Case 1179 – Stephen B. King

This application was submitted by Stephen B. King, 261 Byerland Church Road, Willow Street, PA for a variance of 2.17 acres to Section 701.21.F to allow one horse on a lot less than three acres on property he will purchase from Nelson and Regina Martin located at 913 Silver Spring Road, zoned Rural Agricultural.

Mr. King was affirmed to provide testimony. He stated he will be purchasing the property on Silver Spring Road, but his son and family will be living there. He stated they plan to build a 30 feet by 30 feet stable on the property to house one horse to be used for transportation purposes.

Mr. King added that since the property is less than three acres, he has an agreement with the neighboring property owner, Thomas Culton, to lease 2 1/2 acres of land as pasture for the horse. He stated the lease would be for the year 2014 and then subject to renewal on a yearly basis. He stated the leased area would be enclosed with fencing.

It was determined that the planned stable building would meet all zoning requirements and would require no relief from the Board.

Discussion followed regarding manure management since that is part of the reason three acres is required to maintain one horse. Mr. King stated that they would pile the manure and then plow it under in their garden area. Mr. Creme pointed out that any manure pile must be 100 feet from any property line. Mr. King replied they would not be able to meet that setback requirement.

Mr. King discussed the manure requirement with Mr. Culton. It was determined the manure could be composted on the leased land and then moved to Mr. Culton's vegetable beds on his farm and plowed under.

Mr. Creme stated that an as-built should probably be required in connection with any building permit issued to indicate where everything will be placed on the owned property and the leased land.

It was determined the property Mr. King will purchase is served by a private well and on-lot septic.

The Board questioned what Mr. King would do if Mr. Culton decided, at some point, to not renew the lease for the 2 1/2 acres. Mr. King replied they would sell the property and move if the Board would not provide relief to allow the horse on the smaller lot.

Motion: Tony Crocamo moved, seconded by Daryl Peck, to grant a variance of 2.17 acres to Section 701.21.F at 913 Silver Spring Road to allow stabling of one horse with the following conditions:

- 1) Contingent upon continued lease of land to equal three acres for the horse
- 2) Manure storage facility be placed as required in Section 701.21.G
- 3) If pasture becomes less than three acres, the horse must be removed from the property
- 4) Horse must be used for transportation purposes only with no recreational use
- 5) Leased land must be fenced
- 6) Applicant must provide annual letter to the Township showing renewal of lease for land
- 7) All necessary permits must be obtained
- 8) All things be carried out as described before the Board

Motion carried 3-0.

There being no further business to come before the Board, the meeting adjourned at 8:15 PM.

Respectfully submitted,

Daryl S. Peck
Secretary