

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

**WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD
November 12, 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, November 12, 2013. Gary Lintner called the meeting to order at 7:30 P.M. Board member Tony Crocamo was also present, along with Rhonda Adams, Court Reporter; Matthew Creme, Solicitor; Jodi Grove, Zoning Officer; and Darlene Diffenderfer, Recording Secretary.

Mr. Lintner explained to the applicants present that since there were only two Board members present for this hearing, a split decision would be deemed a denial. Both applicants stated they would proceed in presenting their cases.

Approval of Minutes

Due to the fact that Mr. Peck was not present at this meeting and Mr. Crocamo was not a Board member for the August meeting, Mr. Creme stated approval of the minutes of August 13, 2013 should be deferred to the next meeting.

Case 1177 – All Size Corrugated

This application was submitted by All Size corrugated, 1060 Prospect Road, Columbia, PA for a variance of 8 feet to Section 708.9.Table 2.Part A for setback from right-of-way to erect a free standing sign on Prospect Road and a variance to Section 708.6.H to allow two incidental signs along Continental Drive to exceed 30 inches in height and to exceed two square feet and to allow the addition of the company logos on the signs. A variance of 18 inches was requested for the height of the signs and a variance of 3.4 square feet was requested for the overall size of the signs. The property is located at 3950 Continental Drive and is zoned I-1.

Gary Ames of All Size Corrugated, Ray Wenger of Bartush Signs, 5 Orebank Road,Orwigsburg, PA, and Terry Raubenolt, 5 Farmington Way, New Providence, Pa were all sworn to provide testimony.

Mr. Ames stated that his company has constructed a new facility on Continental Drive which borders Prospect Road and Route 30. He stated the main sign for the company will be placed on Prospect Road and they are requesting the variance because of the slope of the land along Prospect Road. He stated the variance will allow placement of the sign on level ground and require a much smaller base.

A site plan was reviewed and it was determined the sign would be approximately 170 feet south of the intersection with Continental Drive. Mr. Raubenolt stated that there are required tree plantings along Prospect Road, and placement of the sign at the required setback of 10 feet from the right-of-way would place the sign behind those trees which would make visibility of the sign difficult.

Mr. Ames stated the sign along Prospect Road will meet all size and height requirements. He also stated the sign will be illuminated internally.

Mr. Creme pointed out, that if a variance is granted for the setback, the sign may need to be moved if PennDot would require use of the right-of-way for widening of the road at some future time.

Mr. Ames stated they would be allowed a second free standing sign along Continental Drive, but in lieu of that, they are requesting two incidental signs of 5.4 square feet and 48 inches high. He stated the signs would be placed at the two driveways along Continental Drive. Mr. Ames added that they would also like to place their company name and logo on the incidental signs. Mr. Ames added that one wall sign, which is permitted, will be placed on the east end of the building.

Mr. Lintner stated the Board has not permitted names or logos on incidental signs in previous cases.

Following discussion, Mr. Wenger questioned whether they could make one of the incidental signs the second free standing sign which would allow the name and logo to be placed on the sign. It was determined this would be the best solution to allow the name and logo on at least one of the signs along Continental Drive. Mr. Ames amended the application to reflect the request for a variance for the size of only one incidental sign rather than two signs. It was determined the second free standing sign would require no variances since it would meet all requirements of the Ordinance.

Motion: Gary Lintner moved, seconded by Tony Crocamo, to grant a variance of 8 feet to Section 708.9.Table 2.Part A for the setback from right-of-way to allow erection of a street sign on Prospect Road on the western side of the property at 3950 Continental Drive with the condition it be constructed per testimony before the Board. Carried 2-0.

Motion: Gary Lintner moved, seconded by Tony Crocamo, to grant a variance to Section 708.6.H to allow one incidental sign in excess of 2 square feet at 3950 Continental Drive with the following conditions: 1) sign is not to be lettered with company name or logo; 2) sign cannot exceed 48 inches in height; and 3) sign cannot exceed 5.4 square feet in total size. Carried 2-0.

Case 1178 – Anthony P. Mannino

This application was submitted by Anthony P. Mannino, 169 Bradford Street, Millersville, PA for a variance to Section 301.2 to allow construction of a storage structure on a vacant lot located at 680 Raintree Road to be used for storage of lawn care equipment. The property is owned by Eric Gable, Roberta Nagle and Kathleen Mannino and is zoned Rural Agricultural.

Mr. Mannino, Kathleen Mannino, 248 South 8th Street, Columbia, PA and Rob Gable, 680 Raintree Road, Columbia, PA were all sworn to provide testimony.

Ms. Mannino stated that her son wants to place the shed on the empty lot to store lawn mowers and lawn equipment he would use to maintain her brother's property across the road. She also stated that she would be storing furniture and personal property in the structure while she renovates her current house to be able to sell it. She stated that she would be building a new house for herself on the Raintree Road property and would then also use the structure for personal storage. Ms. Mannino stated the structure would have no water, sewer or electrical connections.

A plot plan of the property was reviewed. Ms. Mannino stated that the property was previously part of a farm owned by her grandfather. She added that some of the neighboring properties are owned by other family members.

Mr. Lintner stated that no commercial use is allowed as a principal use on this lot. Mr. Creme stated that storage is also not permitted on this property without a house on the lot and then only personal storage would be permitted; no commercial or business equipment or storage would be permitted.

Ms. Mannino stated the lawn equipment would only be equipment used on the Gable property and would not be used for Anthony and Derrick's lawn care business. She stated the equipment stored on this property has been retired from the business. She added that the lawn care business and related equipment are maintained on Derrick Mannino's property.

Ms. Mannino stated she plans to build a house on the property within 18 months to 2 years.

Motion: Gary Lintner moved, seconded by Tony Crocamo, to grant a variance to Section 301.2 to allow construction of a storage structure on a vacant lot known as 680 Raintree Road with the following conditions: 1) structure be a maximum of 24 feet by 30 feet; 2) no commercial storage permitted in the structure; 3) permit for construction of a house must be pulled within 18 months; 4) all other required permits and approvals must be obtained; and 5) all things be carried out as described before the Board. Carried 2-0.

There being no further business to come before the Board, the meeting was adjourned at 8:25 P.M.

Respectfully submitted,

Daryl S. Peck
Secretary