

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD
Meeting Minutes – December 13, 2022

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, Ciro Gambone, Amanda Hood, David Lounsbury and Daryl Peck were present. Also present were Township Zoning Officer Dwayne Steager, Solicitor Bernadette Hohenadel, and Court Reporter Lisa Miller. Recording Secretary Judy Carrier attended remotely via Zoom.

Call to Order

Chairman Gary Lintner called the meeting to order at 7:30 p.m.

Approval of Minutes – November 8, 2022

➤ **Motion** was made by Daryl Peck and seconded by Dave Lounsbury to *approve* the minutes for the meeting held November 8, 2022 as presented. The motion carried 5-0.

Case 1331 ZHB (60 Day 9-2-22, *Withdrawn*)
Applicant: Donald Murphy
Owners: Donald Murphy
Description: Appeal from decision of Zoning Officer
 Section 1005.1
Location: 2415 Sangrey Lane, Columbia
Zone: RA – 2.2 acres/ 95,832.0 ft².

Case 1334 ZHB (60 Day 10-21-22)
Applicant: Joshua M. Slaymaker
Owners: Joshua M. Slaymaker
Description: Request for a Special Exception for a Residential Conversion
Location: 1031 Prospect Road, Columbia, PA
Zone: RA – 2.4 acres/ 104544.0 sq. ft.

Hearing for Case 1334, Joshua M. Slaymaker. being continued, further information was presented by Jeff Funk, Realtor relating to layout of the apartments, access and parking.

Motion to Approve the request for the Special Exception for a residential conversion made by Ciro Gambone, seconded by Amanda Hood, carried 3-0, with Daryl Peck and Dave Lounsbury abstaining.

Case 1336 ZHB (60 Day 1-14-23)
Applicant: Karl Kassees
Owners: Karl Kassees and Vicki Kassees
Description: Request for a special exception for expansion of a non-conforming
 Dwelling and a variance to construct a porch in the front yard setback
Location: 540 Stony Battery Road, Landisville, PA
Zone: R2 - .230 acres/ 10018.8 sq. ft.

Tabled and Continued to the January 10, 2023 Zoning Hearing Board Meeting.

Motion to continue made by Daryl Peck and seconded by David Lounsbury, carried 5-0. For the applicant to gather and provide more information regarding the right-of-way and the setback and easement.

Case 1337 ZHB (60 Day 10-21-22)
Applicant: Chinese Bible Church of Lancaster
Owners: same
Description: Request for a Special Exception Church Use
Location: 4050 Marietta Ave., Columbia, PA
Zone: RA – 3.6 acres/ 156816.0 sq. ft.

Chairman Lintner opened the Hearing for Case 1337 Chinese Bible Church of Lancaster, Request for a special exception for a Church Use at property located at 4050 Marietta Ave., Columbia, PA. and Solicitor Bernadette Hohenadel explained the nature and purpose of the Hearing and the rules and regulations that will be followed. Zoning Officer Dwayne Steager was sworn in and attested to the proper posting of the property, advertising of the Hearing and the entry of all exhibits into the record. A court reporter was present, and the stenographic transcript will be the official record of the Hearing.

Mr. Tom Matteson of Diehm and Sons Surveyors representing The Chinese Bible Church of Lancaster presented testimony regarding the expansion the Church proposes.

Motion to Approve the request for the Special Exception for a church use made by Dave Lounsbury, seconded by Ciro Gambone, carried 5-0,

Adjournment

There being no further business to come before the Board, the meeting was *adjourned* at 8:00 p.m.

Respectfully submitted,

Ciro Gambone, Secretary