

**WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD**  
**Meeting Minutes – January 10, 2023**  
**7:00 PM**

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, Township Assistant Zoning Officer Lindsay Gerner, 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 7:00 p.m.

**Reorganization of Board**

The first order of business was to organize the Zoning Hearing Board for the year 2023.

- **Motion** was made by Daryl Peck and seconded by Ciro Gambone to *elect* Gary Lintner as Chairman for the year 2023. The motion passed 4-0-1 with Gary Lintner abstaining.
- **Motion** was made by Ciro Gambone and seconded by Amanda Hood to *elect* Daryl Peck as Vice-Chairman for the year 2023. The motion passed (4-0-1) with Daryl Peck abstaining.
- **Motion** was made by Daryl Peck and seconded by Gary Lintner to *elect* Ciro Gambone as Secretary for the year 2023. The motion passed (4-0-1) with Ciro Gambone abstaining.

**Approval of Minutes – December 13, 2022**

- **Motion** was made by Daryl Peck and seconded by Ciro Gambone to *approve* the minutes for the meeting held December 13, 2022 as presented. The motion carried (5-0).

**Approval of Hearing Dates**

- **Motion** was made by Daryl Peck and seconded by Ciro Gambone to *approve* the meeting dates and times for 2023, the second Tuesday of the month at 7:00 pm. The motion passed (5-0).

**Approval of Location**

- **Motion** was made by Daryl Peck and seconded by Ciro Gambone to *retain* the current meeting location, West Hempfield Township Municipal Building, 3476 Marietta Avenue, Lancaster, PA for the year 2023. The motion passed (5-0).

**Case 1330**     *Tabled* (60 day waived time extension granted till June 30, 2023)  
Applicant:     Steven Buterbaugh.  
No further correspondence has been received.

**Case 1336**     ZHB (*continued*)

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 ft<sup>2</sup>.

Chairman Lintner re-opened the Hearing for Case 1336 Karl Kassees, Request for a special exception for expansion of a non-conforming dwelling and a variance to construct a porch in the front yard setback at property located at 540 Stony Battery Road, Landisville, PA. Testimony and procedures from the continued November 8, 2022 Zoning Hearing Board meeting will apply. A court reporter was present and the stenographic transcript will be the official record of the Hearing.

- **Motion** was made by Ciro Gambone and seconded by David Lounsbury to accept Jim Dimmerling, Traffic Transportation Engineer, Dimmerling Consulting, as an expert witness. Mr. Dimmerling was sworn in and briefly reviewed the sight-line easement report. The Board had no questions and a letter and sketch provided by Mr. Dimmerling were accepted and entered into the record.

Attorney Josh Nyman, representing Mr. & Mrs. Kassees, presented additional information regarding the right-of-way and requested a set-back variance. A photograph was accepted and entered into the record. There were no further comments or questions and testimony was closed.

- **Motion** was made by Daryl Peck and seconded by David Lounsbury to *deny* the request for a variance to construct a porch in the front yard setback at property located at 540 Stony Battery Road, Landisville, PA. The motion carried (5-0).

**Case 1338** ZHB (60 Day 1-14-23)

Applicant: Prestige Gymnastics  
Owners: Mountville Industrial Development, LLC  
Description: Request for a Use Variance for a gymnastics training facility  
Location: 3820 Hempland Road, Mountville, PA.  
Zone: I2- 5.77 acres/ 251,341.2 ft<sup>2</sup>

Zoning Officer Dwayne Steager reported that a request has been received from the applicant to table tonight's Hearing.

- **Motion** was made by David Lounsbury and seconded by Amanda Hood to table Case 1338, Prestige Gymnastics, Request for a Use Variance for a gymnastics training facility located at 2830 Hempland Road, Mountville, PA until the February 14, 2023 Zoning Hearing Board meeting. The motion carried (5-0).

**Case 1339** ZHB (60 Day 1-14-23)

Applicant: Michael Evans  
Owners: Same

Description: Request for a Special Exception or a Variance to allow for Group Quarters  
Location: 3946 Birchwood Lane, Columbia PA.  
Zone: R3 – .32 acres/ 13,939.2 ft<sup>2</sup>

Chairman Lintner opened the Hearing for Case 1339, Michael Evans, Request for a Special Exception or a Variance to allow for Group Quarters on real estate located at 3946 Birchwood Lane, Columbia PA. 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.

The property is a 3,078 square foot home situated on approximately .32 acres. There are six bedrooms available in the building. The applicant is active with Hope International and seeks to use the property as housing for volunteers and is requesting a special exception to use the property as Group Quarters.

Following discussion, **motion** was made by Daryl Peck and seconded by Ciro Gambone to *continue* the Hearing to the February 14, 2023 Zoning Hearing Board meeting to allow the Township time to do its due diligence and conduct further research. The motion passed (5-0).

**Adjournment**

There being no further business to come before the Board, **motion** was made by David Lounsbury and seconded by Ciro Gambone to *adjourn* the meeting at 8:23 p.m. The motion passed (5-0).

Respectfully submitted,



Ciro Gambone, Secretary