

# WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD

Meeting Minutes – October 8, 2024

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. Board members Gary Lintner, Ciro Gambone Amanda Hood, and Daryl Peck were present. Also present were Township Zoning Officer Dwayne Steager; Planning Director Lindsay McElhenny; Solicitor Bernadette Hohenadel and Court Reporter Lisa Miller.

**Call to Order** – Chairman Gary Lintner called the meeting to order at 7:00 p.m.

## Approval of minutes for September 10, 2024

- **Motion** was made by Ciro Gambone and seconded by Amanda Hood to *approve* the minutes for the meeting held September 10, 2024 as presented. The motion carried (3-0-1). Daryl Peck abstained due to being absent from the meeting.

**Case 1367**      ZHB (60 Day 11/5/24)  
Applicant:      Naumann Holdings LLC  
Owners:          Tim Naumann  
Description:    Special Exception for Parking Area in a Flood Plain District  
Location        3908 Abel Drive, Columbia, PA  
Zone:            C2 - .80 acres/ 34848. ft<sup>2</sup>

Chairman Lintner opened the Hearing for Case 1367, Naumann Holdings LLC, at 7:02 p.m. Solicitor Bernadette Hohenadel explained the procedures for the Hearing and the regulations that will be followed. Dwayne Steager, Zoning Officer, was sworn in and attested that notice of the Hearing was duly advertised and posted in accordance with the PA Municipalities Planning Code and the West Hempfield Township Zoning Ordinance, proof of publication and photos of the property posting, and all exhibits were marked and entered into the record.

A Special Exception is being requested to permit a parking area to be constructed within a floodplain district in the Township. A Floodplain Study was provided with the application that demonstrates it will not increase the base flood elevation by more than one foot as well as the applicable items in Section 611.2.E.1-16. Mark Magrecki, Penn Terra Engineering Lancaster, and Tim Nauman, Applicant, were sworn in to provide testimony. There were no requests for party status. A Court Stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

Mr. Magrecki presented the request and confirmed the parking area is paved. There was discussion pertaining to the impact of future storms on flood plains. The Board agreed the floodplain study meets all criteria and there were no issues on what will be proposed at present. There being no further questions or comments, board or public, the Hearing was closed and the following action was taken:

- **Motion** was made by Daryl Peck and seconded by Amanda Hood pursuant to Section 611.2.D.1 of the Zoning Ordinance to *grant* Special Exception for property at 3908 Abel Drive, Columbia, PA for a parking lot in a floodplain area with the condition that everything is carried out as presented during testimony and that there be no overnight parking. The motion passed (4-0).

**Case 1368**     ZHB (60 Day 11/9/2024)  
Applicant     Nadine Carr  
Owners:       John and Georgia Patrick  
Description:   Request for Variances for Use, Landscaping and parking lot side yard Setback  
Location       4220 Fairview Road, Columbia, PA  
Zone:          R2 – 0.17 acre/ 7405.2 ft<sup>2</sup>

Chairman Lintner opened the Hearing for Case 1368, Nadine Carr. Dwayne Steager, Zoning Officer, was sworn in and attested that notice of the Hearing was duly advertised and posted in accordance with the PA Municipalities Planning Code and the West Hempfield Township Zoning Ordinance, proof of publication and photos of the property posting, and all exhibits were marked and entered into the record. Solicitor Bernadette Hohenadel reviewed the procedures for the Hearing and the regulations that will be followed. A Court Stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

The applicant is seeking to operate a grab-and-go sandwich deli and butcher shop in the existing commercial building and expand the adjacent parking lot and is requesting three variances: (1) A use variance to permit the property to be operated as a grab-and-go sandwich deli and butcher shop; (2) a variance for the landscaping strip; and (3) a dimensional variance related to the parking lot side-yard setback.

Derek Dissinger, Esq., and Elizabeth Vanasse, Esq., Barley Snyder, counsel for the applicant, conducted the Hearing and explained the variances. Nadine Carr, Applicant, John Patrick, Property Owner, and Tim Nolt, Nolt Engineering were sworn in to provide testimony. There were no requests for party status. Ms. Carr testified to her proposed use of the property, Mr. Patrick testified to easy ingress/egress, and Mr. Nolt testified to parking and changes made to the lot.

Following discussion and there being no further questions or comments, Board or Public, the Hearing was closed and the following actions were taken:

- **Motion #1** was made by Daryl Peck and seconded by Amanda Hood, pursuant to Section 303.2, to **grant** Variance for the property located at 4220 Fairview Road, Columbia, PA to allow use of a Grab and Go Deli and Butcher Shop with the condition that everything is carried out as presented to this Board and that hours of operation be 6:30 a.m. to 7:00 p.m. The motion passed (4-0).
- **Motion #2** was made by Daryl Peck and seconded by Ciro Gambone pursuant to 707.3.L.1.a, Landscape, to **grant** variance that there be no landscape strip for the front yard parking area on the east side of the Property for the property located at 4220 Fairview Road, Columbia PA. The motion passed (4-0).
- **Motion #3** was made by Daryl Peck and seconded by Ciro Gambone pursuant to 707.3.L.1.b, dimensional variance, to **grant** a variance of ten feet for the property line setback requirement on the south side of the property located at 4220 Fairview Road, Columbia PA allowing a zero setback. The motion passed (4-0).
- **Motion #4** was made by Daryl Peck and seconded by Amanda Hood pursuant to 707.3.L.1.b, dimensional variance, to **grant** a variance of three feet for the property line setback requirement on the west side of the property located at 4220 Fairview Road,

Columbia PA allowing a seven-foot setback. The motion passed (4-0).

- **Motion #5** was made by Ciro Gambone and seconded by Daryl Peck to *open and amend Motion #1* to add the condition for line striping in the parking area and that “no parking” signs will be posted. The motion passed (4-0).

A brief recess was taken off record from 8:34 p.m. until 8:38 p.m.

**Case 1369**      ZHB (60 Day 11/9/2024)  
Applicant:      Good Transport Services Inc.  
Owners:        Good Real Estate Group, Inc  
Description:    Request for Special Exception for Expansion of a previous Special Exception and Variance for Parking Lot Marking  
Location        4668 Breezyview Drive, Columbia, Pa  
Zone:            R2 – 18.10 acres/ 788436.0 ft<sup>2</sup>

Chairman Lintner opened the Hearing for Case 1369, Good Transport Services Inc. Dwayne Steager, Zoning Officer, was sworn in and attested that notice of the Hearing was duly advertised and posted in accordance with the PA Municipalities Planning Code and the West Hempfield Township Zoning Ordinance, proof of publication and photos of the property posting, and all exhibits were marked and entered into the record. Solicitor Bernadette Hohenadel reviewed the procedures. A Court Stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

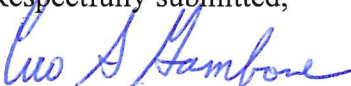
Kris Good, Chief Executive Officer, Good Transport Services and David Bitner, Bitner Engineering were sworn in to provide testimony. There were no requests for party status. Good Transport Services is proposing an expansion to their existing facilities at 4668 Breezyview Drive, Columbia PA and they have applied for a revision to expand a previously granted Special Exception for Public Garage use. Mr. Bitner explained the previous zoning approvals, presented the proposed current expansion and reviewed the variances now being requested to facilitate the building expansion. At the conclusion of Mr. Bitner’s presentation, the Board requested specific details pertaining to paving and screening that were not presently available. The Board and the Applicant agreed to continue this case until the next Zoning Hearing Board meeting and the following action was taken:

- **Motion** was made by Ciro Gambone and seconded Daryl Peck to *continue* Case 1369, Good Transport Services, to the November 12, 2024 Zoning Hearing Board meeting to allow the Applicant to submit a new plan that shows paving and screening. The motion carried (4-0).

### **Adjournment**

There being no further business to come before the Board, **motion** was made by Amanda Hood and seconded by Ciro Gambone to *adjourn* the meeting at 9:37 p.m. The motion carried (4-0).

Respectfully submitted,

  
Ciro Gambone, Secretary