

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD

Meeting Minutes – November 11, 2025

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, Robert Skuya, David Lounsbury, and Daryl Peck were present. Also present were Township Zoning Officer Dwayne Steager, Director of Planning Lindsay McElhenny, Solicitor Bernadette Hohenadel and Rhonda Adams, Court Reporter.

CALL TO ORDER

The November meeting of the West Hempfield Township Zoning Hearing Board was called to order by Chairman Gary Lintner at 7:00pm.

APPROVAL OF MINUTES

Following discussion of corrections that had been submitted, a motion was made by David Lounsbury and seconded by Daryl Peck to approve the minutes from the October 14, 2025 meeting as presented.

Board Action: The motion passed unanimously 5-0.

CASE NO. 1377 – S&E MEATS LLC / NADINE CARR ZHB (60 Day 12/7/25)

Property Address: 4220 Fairview Road

Applicant: S&E Meats LLC (Nadine Carr and Steven Semple)

Owner: Same

Zoning: R2 Residential – 0.17 acre/ 7405.2 ft²

Request: Time extension for previously approved variances

Procedural Matters

Solicitor outlined the hearing procedures applicable to the evening's cases, including the order of presentation, opportunity for questions, party status, and decision timeline requirements.

Dwayne Steager, Township Zoning Officer, presented Township Exhibit 1 for Case 1377, establishing proper notice:

- Property posted along Prospect Road on November 4, 2025
- Public hearing advertised in the Lancaster Newspaper on October 21 and October 28, 2025
- Notice posted at West Hempfield Township Municipal Building on October 20, 2025
- Letters of notice sent to applicants
- Documentation included photographs of property posting, location map, advertising proof, and applicant notification

Applicant's Presentation

Elizabeth Vanasse, Esquire, of Barley Snyder, appeared on behalf of S&E Meats LLC and presented the application for a one-year time extension.

Background: The property is currently improved with a vacant commercial building formerly operated as the Fairview Bar. The applicant received land development approval to convert the building to a grab-and-go sandwich deli and butcher shop.

Previous Approval: On October 8, 2024, the Board granted three variances:

1. Use variance for the proposed deli and butcher shop use
2. Variance for landscaping strip requirements
3. Dimensional variance for side yard setbacks

Decision was issued November 12, 2024.

Circumstances Necessitating Extension:

- At the time of the original hearing, the applicant was under contract but did not yet own the property
- The property's parking lot was non-conforming under the zoning ordinance
- The applicant's development plan required reconfiguring the parking lot to conforming status
- This required carving off a section of the adjacent lot (owned by Mr. and Mrs. Patrick) and adding it to the commercial property
- The applicant had to obtain subdivision and lot add-on approval from the Board of Supervisors before closing
- Subdivision and lot add-on approval was received in May 2025
- Closing on the property occurred in September 2025
- The timing left insufficient time to obtain permits and complete construction before the one-year variance expiration

Legal Basis: Section 1005.4G of the township zoning ordinance provides that variances expire six months from approval if a zoning permit is not obtained, or one year if construction is not completed. Extensions may be granted for up to one additional year for reasonable cause shown.

Request: One-year extension from the original expiration date.

Testimony

Nadine Carr was sworn in and testified on behalf of the applicant. She confirmed that, if everything proceeds smoothly, a one-year extension should be sufficient to complete construction.

Board Questions and Discussion

Board members inquired about the lot configuration following the lot add-on process. Counsel confirmed that a consolidation deed was filed, combining the two parcels into a single lot for the commercial use with conforming parking, while the adjacent residential lot remains under the prior owners' ownership. Discussion occurred regarding an access easement along the southern property boundary. Board members also inquired about the scope of renovations. Ms. Carr testified that exterior work would be limited to the parking lot reconfiguration, with all other improvements being interior renovations to the existing building shell.

Decision

- **Motion:** A motion was made by Daryl Peck to grant a one-year extension to the previously approved variances, with the condition that all work be carried out as originally described and approved in the prior decision. The extension was specified to run through October 14, 2026.

Second: Ciro Gambone

Vote: Motion carried unanimously 5-0.

Board Action: One-year time extension GRANTED through October 14, 2026, conditioned upon compliance with all terms of the original variance approval.

CASE NO. 1378 – YAH INTERNATIONAL LLC (60 Day 12/7/25)

Property Address: 637 Hempfield Hill Road

Applicant: YAH International LLC

Owner: HHR Estate Trust, Rod Gingrich representative

Zoning: R2 Residential – 9.5 acres/ 413820.0 ft².

Request: Special Exception for substitution of a Non-Conforming Use

Procedural Matters

Solicitor outlined the hearing procedures for the case, including presentation order, opportunity for questions, party status, decision options, and timeline requirements.

Dwayne Steger, Township Zoning Officer, presented Township Exhibit 1 for Case 1378, establishing proper notice:

- Property posted along Hempfield Hill Road on November 4, 2025
- Public hearing advertised in the Lancaster Newspaper on October 21 and October 28, 2025
- Notice posted at West Hempfield Township Municipal Building on October 20, 2025
- Letters of notice sent to applicants
- Documentation included photographs of property posting, location map, advertising proof, and applicant notification

One neighboring property owner was present but declined party status, choosing instead to observe the proceedings.

Applicant's Presentation and Testimony

Alezra Williams was sworn in and testified on behalf of Yah International LLC. His address is 460 Lafayette Street, Lancaster, PA 17603.

Nature of Business: Yah International LLC is a plumbing company and contractor specializing in facility maintenance, including HVAC, plumbing, and electrical work. The company works with commercial clients such as Amazon and Walmart, and performs primarily commercial work with some residential services.

Proposed Use: The applicant seeks to occupy 637 Hempfield Hill Road as a facility to relocate operations. The building would be used primarily for storage of materials and equipment, with some ductwork fabrication. The existing building is currently vacant, having previously been occupied by a metal foundry/fabrication operation.

Employment and Staffing:

- Current staff: 10 employees
- Daily on-site presence: 2-3 employees maximum (typically a secretary and parts/inventory person)
- Hours of operation: Approximately 7:00 a.m. to 7:00 p.m.
- Field employees work from home and travel directly to job sites
- 10 company vans are kept at employees' homes, not at the facility
- Occasional meetings may bring all employees to the site

Operations Description:

- Most materials are ordered and delivered directly to job sites
- Limited fabrication work (ductwork bending using break presses)
- No loud or heavy machinery
- Equipment stored primarily inside the building
- Possible outdoor storage limited to large equipment such as excavators or backhoes
- No combustible materials or hazardous operations

Deliveries and Traffic:

- Estimated box truck deliveries: approximately once per week
- Delivery vendors include Conklin, Lonnie Conklin, Michael Supply
- Most deliveries would be HVAC units, pipes, and sheet metal
- No tractor-trailer traffic anticipated
- Scrap materials and old equipment taken directly to disposal facilities rather than stored on-site

Property Utilities:

- Well water
- On-lot sewage system

Rod Gingrich 720 Hempfield Hill Road was sworn in and testified. Mr. Gingrich represents HHR Estate Trust, owner of the property, and operates Rod's Auto Body.

Property Description:

- Total parcel size: 9.5 acres
- 637 Hempfield Hill Road: Commercial building (subject of variance request)
- 639 Hempfield Hill Road: Single-family residence with tenant (to remain residential)
- 641 Hempfield Hill Road: Separate lot, sold off in recent years, not part of this property
- Significant parking area on the property
- Property is wooded and private, with drainage ditches providing natural boundaries
- No plans to fence the parking area

Previous Use: HHR Estate Trust purchased the property in February 2025. The building at 637 was operated as a bronze foundry by the previous owner, who vacated approximately two months after the sale (April 2025). The foundry operation included:

- Three oil-fired furnaces for melting metal
- Metal pouring area
- Metalwork and woodwork areas for creating molds
- Polymer machine for plastic molds
- Nine employees
- All foundry equipment has been removed from the building
- Oil tanks (surface tanks) have been removed
- Only remaining equipment: air compressor, plumbing, and heating units

Neighbor Relations:

- Current tenant at 639 received complete renovation (new appliances, carpet, painting) and has no objections to proposed use
- Owner contacted neighbors at 641, who were informed of the proposed use and did not attend the hearing in opposition
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Board Questions and Discussion

Board members conducted extensive questioning regarding the proposed operations, focusing on several key areas:

Noise and Activity Levels: Questions were raised about potential noise from sheet metal fabrication. The applicant clarified that operations would be limited to bending ductwork with break presses, not heavy fabrication equipment. Most ductwork arrives prefabricated, with only special orders requiring on-site bending.

Comparison to Previous Use: Discussion centered on whether the proposed use represents a higher or lower impact compared to the previous foundry operation. Board noted that the foundry's oil-fired furnaces for melting metal represented a higher impact industrial use.

Traffic and Parking: The Board inquired about delivery frequency, truck sizes, employee parking, and daily traffic patterns. Clarification was provided that employees work primarily from home and job sites, with minimal daily visits to the facility.

Waste and Scrap Management: Questions addressed how scrap materials, failed joints, and old equipment would be handled. The applicant explained that materials are taken directly to disposal facilities rather than accumulating on-site.

Hazardous Materials: The Board confirmed that no hazardous, flammable, or toxic materials would be stored or used on the property.

Property Configuration: Extended discussion clarified the property layout, including the residential unit at 639, the separate lot at 641, parking areas, and the commercial building at 637.

Equipment Storage: Questions addressed outdoor equipment storage. The applicant indicated most equipment would be stored inside, with possible outdoor storage limited to large equipment like excavators that cannot fit in the building.

Hours of Operation: The Board questioned potential hours of activity at the site. The applicant confirmed operations would be limited to approximately 7:00 a.m. to 7:00 p.m., with typical office hours of 8:00 a.m. to 5:00 p.m. No overnight or late-night activity is anticipated. The applicant noted that due to the geographic spread of work sites (Virginia, Washington D.C., Baltimore, New Jersey), employees often travel directly to distant job sites rather than returning to the facility.

Public Comment

Scott Minnich was sworn in and testified, his address being 507 Hempfield Hill Road, approximately two houses south of the subject property. Mr. Minnich has resided at his property for 36 years. Mr. Minnich stated that the proposed use would represent significantly less impact than the previous foundry operation. He noted:

- The foundry's lighting has never been a problem for neighboring properties
- The foundry generated substantial noise from operations
- Foundry operations often began as early as 6:00 a.m.
- Forklift operations with backup alarms were a regular noise source
- Tractor-trailer deliveries occurred weekly or twice weekly
- The foundry operated for decades (since the 1950s, through three generations of the Zimmerman family)

Mr. Minnich expressed no concerns about the proposed use and indicated it would be a significant improvement over the previous industrial operation.

Board Deliberation

The Chairman clarified that the application requested a special exception under Section 705.2.C of the zoning ordinance (substitution of non-conforming use).

Discussion centered on the comparative impact of the proposed use versus the previous foundry operation. The Board concluded the proposed use would represent a lesser impact based on:

- Reduced noise levels (break presses vs. furnaces and metalwork)
- Fewer employees on-site daily
- Less frequent and smaller delivery vehicles
- No hazardous materials or oil-fired equipment
- Limited hours of operation
- Elimination of heavy industrial processes

One Board member expressed concern about the somewhat indefinite nature of the description of the operation and potential future growth of the business, noting that significant expansion could increase impact beyond what was presented. The property owner responded that as both landlord and neighbor, he would serve as a buffer between the tenant and the township regarding any operational concerns.

Decision

- **Motion:** A motion was made by Robert Skuya to grant a special exception in accordance with Section 705.2C of the zoning ordinance to allow substitution of a non-conforming use with lesser impact at 637 Hempfield Hill Road, subject to the following conditions:

1. All operations shall be conducted as described in the testimony presented at the hearing.

Second: David Lounsbury

Discussion: No further discussion.

Vote: Motion carried unanimously 5-0.

Board Action: Special exception GRANTED under Section 705.2C, subject to compliance with testimony and conditions to be specified in the written decision.

ADJOURNMENT

There being no further business, a motion was made by David Lounsbury to adjourn the meeting. The motion was seconded by Robert Skuya and carried unanimously 5-0. The meeting was adjourned at 8:00 pm.

Minutes prepared by: Dwayne Steager w/Claude AI

These minutes constitute a summary of the proceedings and actions taken. A complete record is available through the official transcript.

Respectfully submitted,



Ciro Gambone, Secretary