

**WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD**  
**Meeting Minutes – November 12, 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, David Lounsbury and Daryl Peck were present. Also present were Township Manager Andrew Stern; Township Zoning Officer Dwayne Steager; 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 October 8, 2024**

- **Motion** was made by Daryl Peck and seconded by Ciro Gambone to *approve* the minutes for the meeting held October 8, 2024 as presented. The motion carried (4-0-1) with David Lounsbury abstaining due to not being present at the meeting.

**Case 1369**    ZHB (60 Day 11/9/24) Continued

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 Continued Case 1369, Good Transport Services Inc. at 7:02 p.m. Solicitor Bernadette Hohenadel stated the procedures for the Hearing and the regulations followed will be the same as those for the previous meeting and all sworn oaths of affirmation from that meeting apply. One additional consultant, Christopher Wiley, was sworn in. There were no requests for party status. 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, and all exhibits were marked and entered into the record. A Court Stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

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. At the conclusion of testimony on October 8, 2024, the Board requested specific details pertaining to paving and screening that were not presently available and the Hearing for Case 1369 was continued to the November 12, 2024 Zoning Hearing Board meeting to allow the Applicant to submit a new plan that shows paving and screening.

Chris Good, Chief Executive Officer, Good Transport Services, David Bitner, Bitner Engineering, and Christopher Wiley were present for tonight’s continuation of testimony for Case 1369. A

quick overview of testimony heard at the October 8, 2024 meeting was provided and then continued to the revised plan that includes information pertaining to paving and screening. After all testimony and discussion and responses to questions raised by the Board were heard, testimony was closed and the following action was taken:

- **Motion** was made by Ciro Gambone and seconded by Daryl Peck to **grant** variance pursuant to Section 706.1.C to allow some of the parking areas and access drives depicted on Exhibits A-1 and A-2 to be gravel in lieu of paving. The motion carried (4-0-1). David Lounsbury abstained due to being absent from the October 8, 2024 meeting.
- **Motion** was made by Ciro Gambone and seconded by Daryl Peck to **grant** variance pursuant to Section 707.3.A for paving requirements for the parking areas depicted on Exhibits A-1 and A-2. The motion carried (4-0-1). David Lounsbury abstained due to being absent from the October 8, 2024 meeting.
- **Motion** was made by Ciro Gambone and seconded by Daryl Peck to **grant** variance pursuant to Section 707.3.G painted delineations for parking and curbing requirements in the areas depicted on Exhibits A-1 and A-2. The motion carried (4-0-1) with David Lounsbury abstaining due to being absent from the October 8, 2024 meeting.
- **Motion** was made by Ciro Gambone and seconded by Daryl Peck to **grant** variance pursuant to Section 707.3.L.2.A for the requirement for the 3% landscaping in the parking area and the break-up of every ten parking spaces within that parking area as depicted on Exhibits A-1 and A-2. The motion carried (4-0-1). David Lounsbury abstained due to being absent from the October 8, 2024 meeting.
- **Motion** was made by Ciro Gambone and seconded by Daryl Peck to **grant** variance pursuant to Section 707.3.L.2.B that requires curbing to delineate the parking area and protect the landscaping therein as depicted on Exhibits A-1 and A-2. The motion carried (4-0-1). David Lounsbury abstained due to being absent from the October 8, 2024 meeting.
- **Motion** was made by Ciro Gambone and seconded by Amanda Hood to **grant** variance pursuant to Section 707.3.L.3 for the amount of screening required on the west side of the property line as depicted on Exhibits A-1 and A-2. The motion carried (4-0-1). David Lounsbury abstained due to being absent from the October 8, 2024 meeting.
- **Motion** was made by Ciro Gambone and seconded by Daryl Peck to **grant** variance pursuant to Section 802.21.A from the requirement for the 20-foot wide buffer zone and the low level screening on the western property line as depicted on Exhibits A-1 and A-2. The motion carried (4-0-1). David Lounsbury abstained due to being absent from the October 8, 2024 meeting.
- **Motion** was made by Ciro Gambone and seconded by Daryl Peck to **grant** variance pursuant to Section 802.22.B from the requirement for interior landscaping of 3% within the parking area as depicted on Exhibits A-1 and A-2. The motion carried (4-0-1). David Lounsbury abstained due to being absent from the October 8, 2024 meeting.

- **Motion** was made by Daryl Peck and seconded by Ciro Gambone to **grant** the amendment to Section 501.2.B.1 to expand the special exception previously granted by increasing the building size and increasing the number of employees by fifteen as set forth in the application. The motion carried (4-0-1). David Lounsbury abstained due to being absent from the October 8, 2024 meeting.

**Case 1370**      ZHB (60 Day 12/7/2024)  
 Applicant      Robert Kettering  
 Owners:        Charles Grier  
 Description:    Request for Variances for Lot size and Lot Width  
 Location        4536 Miller Drive, Mount Joy, PA  
 Zone:            R3 – 0.20 acres/ 8712.0 ft<sup>2</sup>

Chairman Lintner opened the Hearing for Case 1370 Robert Kettering. Solicitor Bernadette Hohenadel reviewed 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 Court Stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

The applicant, Robert Kettering, and Charles Grier, owner of the property, are requesting to build a two story, single family home with an attached two-car garage and were sworn in to provide testimony. There were no requests for party status. They are seeking approval for a variance of the 20,000 sq. ft. minimum lot size requirement and a variance of the 75' minimum lot width requirement at the 30' setback line. A site plan of the property was provided. The property has public water and public sewer available. The existing shed will be moved off the lot. After discussion pertaining to a comparison of other lots in the subdivision and the ordinance and laws in effect at the time the property was purchased, testimony was closed and the following action was taken:

- **Motion** was made by David Lounsbury and seconded by Ciro Gambone to **grant** variance pursuant to Section 304.3.C for a 3.5 ft. variance for lot width at setback for property located at 4536 Miller Drive, Mount Joy, PA. The motion carried (5-0).
- **Motion** was made by Amanda Hood and seconded by Ciro Gambone to **grant** variance pursuant to Section 304.3.A.2 for a 11,656 ft. variance to the minimum lot size for property located at 4536 Miller Drive, Mount Joy, PA. The motion carried (5-0).

**Case 1371**      ZHB (60 Day 12/13/2024)  
 Applicant:      Teng Fei USA LLC  
 Owners:        Teng Fei USA LLC  
 Description:    Request for a Special Exception for Substitution of a Non-Conforming Use and a Variance for Bulk and Area Requirements Setback  
 Location        499 Miller Drive, Mount Joy, PA  
 Zone:            R2 – 0.80 acre/ 34848.0 ft<sup>2</sup>

Chairman Lintner opened the Hearing for Case 1371, Teng Fei USA LLC. Solicitor Bernadette Hohenadel reviewed 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 Court Stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

James Dunkleberger, Light Hiegle Engineering, and Yun Fang Chen were sworn in to provide testimony. There were no requests for party status. Robin White Esq., Gibble Kraybill and Hess LLP, conducted the proceedings. Teng Fei USA LLC is asking for a special exception to convert an existing vacant gym space to three apartments for property located at 499 Miller Drive, Mount Joy, PA. Information pertaining to the history of the property was provided and there was discussion about the water supply, capacity, meters and billing, handling of trash, parking spaces, dumpster screening, landscaping, use of basement and signage. If the request is granted, they will require an extension of time to pull permits and complete construction. After all testimony was heard and discussed and there being no further questions or comments from the Board or Public, testimony was closed, and the following action was taken:

- **Motion** was made by David Lounsbury and seconded by Daryl Peck to **grant** a Special Exception for Substitution of a Non-Conforming Use and a Variance for Bulk and Area Requirements Setback for property located at 499 Miller Drive, Mount Joy, PA with the condition that the property adhere to all previous stipulations from previous zoning cases, screening is provided on the north and east property boundaries, the dumpster is screened, and no additional structures are to be on the property. One additional tote is permitted for construction. The motion carried (5-0).
  
- **Motion** was made by Daryl Peck and seconded by Ciro Gambone to **grant** another extension under Section 1005.3.H for one additional year to pull permits (11/10/2026) and complete construction (11/9/2027). The motion carried (5-0).

### Adjournment

There being no further business to come before the Board, **motion** was made by Dave Lounsbury and seconded by Ciro Gambone to **adjourn** the meeting at 8:50 p.m. The motion carried (5-0).

Respectfully submitted,



Ciro Gambone, Secretary