

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD
Meeting Minutes – February 14, 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; Solicitor Matthew Creme and Rhonda Adams, Court Reporter. Recording Secretary Judy Carrier attended remotely via Zoom.

Approval of Minutes – January 10, 2023

- **Motion** was made by Daryl Peck and seconded by Ciro Gambone to *approve* the minutes for the meeting held January 10, 2023 as presented. The motion carried (5-0).

Case 1330 *Tabled (60 day waived, time extension granted till June 30, 2023)*
Applicant: Steven Buterbaugh.

Case 1338 ZHB tabled (60 Day waived)
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 ft²

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

Case 1339 ZHB (60 Day waived)
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 ft²

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 Matthew Crème stated the Hearing for Case 1339 is continued from January 10, 2023 and the applicant is still under oath. Zoning Officer Dwayne Steager reviewed the background of the Case. A Court Reporter was present and the stenographic transcript will be the official record of the Hearing.

Township Manager Andrew Stern expressed concern about the applicant's ability to meet the Township's Requirements and requested assurance that the applicant would make every effort to see that the Township's requirements are met. At the request of Chairman Gary Lintner, a short recess was taken at 7:03 p.m. for judicial deliberation with counsel.

The Hearing resumed at 7:22 p.m. with an explanation by Chairman Lintner regarding the Township's Ordinance as related to the applicant's request. The following action was then taken:

- **Motion** was made by David Lounsbury and seconded by Ciro Gambone to *deny* the Request for a Special Exception or a Variance to allow for Group Quarters on property located at 3946 Birchwood Lane, Columbia PA due to the request not meeting Requirements of Use Not Provided and the Burden of Proof of Hardship also was not met. The motion carried (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 7:30 p.m. The motion passed (5-0).

Respectfully submitted,



Ciro Gambone, Secretary