

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD

Meeting Minutes – April 8, 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, Amanda Hood, David Lounsbury, and Daryl Peck were present. Also present were Township Assistant Zoning Officer Lindsay McElhenny; Solicitor Bernadette Hohenadel and Rhonda Adams, Court Reporter.

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 2025.

- **Motion** was made by Daryl Peck and seconded by Ciro Gambone to *elect* Gary Lintner as Chairman for the year 2025. The motion passed (4-0-1) with Gary Lintner abstaining.
- **Motion** was made by David Lounsbury and seconded by Ciro Gambone to appoint the same officers as 2024 for the year 2025. This made Daryl Peck Vice Chairman and Ciro Gambone at Secretary. The motion passed (5-0).

Acceptance of Scheduled Meeting Dates

- **Motion** was made by David Lounsbury and seconded by Daryl Peck to *approve* the meeting dates and times for 2025, the second Tuesday of the month at 7:00 p.m. The motion passed (5-0).

Approval of minutes for November 12, 2024

Motion was made by Daryl Peck and seconded by Ciro Gambone to *approve* the minutes for the meeting held November 12, 2024 as presented. The motion carried (5-0).

Case 1372 ZHB (60 Day 5/1/25)
Applicant: Michael and Denise Way
Owner: Nancy Rudy
Description: Request for a Variance for minimum lot size.
Location: 3336 Horizon Dr., Lancaster, PA.
Zone: R2 – .50 acre/ 21,867.0 ft² net – 38768.4 ft²/ 0.89 acre gross

Chairman Lintner opened the Hearing for Case 1372, Michael and Denise Way Request for a Variance for minimum lot size, 3336 Horizon Dr. Lancaster, PA. Solicitor Bernadette Hohenadel explained the procedures for the Hearing and the regulations that will be followed. Lindsay McElhenny, Assistant 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

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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.

Michael Way, Denise Way, and James Graybill who is the builder, were all sworn in. Adjoining property owners Eric Thomas, Phillip Smith, and Arzi Yeater were also sworn in and made party to the case. Mr. Way provided testimony. The applicant is requesting relief of lot size requirements to build a single-family dwelling on an existing lot. Following Mr. Way's testimony and discussion, the Hearing was closed and the following action was taken:

- **Motion** was made by Ciro Gambone and seconded by Amanda Hood to *grant approval* of a variance of 3,038 square feet to section 303.3.A, for 3336 Horizon Drive, to construct a single-family dwelling. 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 7:42 p.m. The motion carried (5-0).

Respectfully submitted,



Ciro Gambone, Secretary