

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD
Meeting Minutes – May 14, 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, David Lounsbury, Daryl Peck and Amanda Hood were present. Also present were Township Zoning Officer Dwayne Steager; Planning Director Lindsay McElhenny; Solicitor Bernadette Hohenadel and Lisa Miller, Court Reporter.

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

Approval of minutes for March 12, 2024

- **Motion** was made by Daryl Peck and seconded by David Lounsbury to *approve* the minutes for the meeting held March 12, 2024 as corrected. The motion carried (5-0).

Case 1360 ZHB (60 Day 6/4/2024)
Applicant: Taylor Chip
Owners: Taylor Chip
Description: Request for a time extension
Location: 1780 Columbia Ave, Columbia
Zone: C1 – 3.3 acres/ 143,748.0 ft²

Chairman Lintner opened the Hearing for Case 1360, Taylor Chip. 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.

Claudia Shank Esq., McNees, Wallace & Nurick, Kevin Miller, Professional Design & Construction and Jason Best, RLA, ELA Group, were sworn in to provide testimony and answer questions or concerns from the Board. Attorney Shank reviewed background and the reason for requesting additional time extensions for obtaining a zoning permit and completing construction. Mr. Best testified to the progress that has been made, stating they are now in the process of working through the successful resolution of the Engineer’s comments. Mr. Miller testified to the anticipated schedule for the construction. The previous safety issue pertaining to the location of the driveway has been resolved. Following testimony and discussion, the Hearing was closed and the following action was taken:

- **Motion** was made by Daryl Peck and seconded by Ciro Gambone to *grant* the time extension to May 13, 2025 to obtain a zoning permit for the project and to May 12, 2026 for completion of the project. The motion carried (5-0).

Case 1361 ZHB (60 Day (6/15/2024))
Applicant: John Baker
Owners: Kinderhook EC Church
Description: Request for Variances for minimum lot size 305.3.A.1
Location: 560/558 Kinderhook Rd, Columbia PA.
Zone: RR-4.7560 acres/207,171.4ft² and 1.10 acre/48,351.6ft²

Chairman Lintner opened the Hearing for Case 1361, John Baker, Kinderhook Evangelical Congregational Church (KECC). 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 explained the procedures for the Hearing and the regulations that will be followed.

The applicant is Pastor John Baker, 560 Kinderhook Road, Columbia. Kinderhook Evangelical Congregational Church (KECC) is the owner of the subject property and has authorized John Baker to serve as their agent. Tim Nolt, P.E., Nolt Engineering LLC is the retained engineer for KECC. The applicant was denied a request for two variances for this property at the March 12, 2024 Zoning Hearing Board Meeting and is present this evening to submit additional information seeking approval for one variance related to lot size. Pastor Baker and Mr. Nolt were sworn in to provide testimony. Mr. Nolt reviewed the background of the applicant's first application and explained the additional information being submitted which they believe is closer to being in compliance with the Township's Zoning Ordinance. Topics discussed with Pastor Baker included public health and welfare, perpetual driveway easement, impact to the neighborhood, planning process, tie-in to public sewer service and elimination of the need for additional septic systems. The current farmer will still be able to continue farming the land as he is now doing. A Court Stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

After all testimony was heard and there being no further discussion, the Hearing was closed and the following action was taken:

- **Motion** was made by David Lounsbury and seconded by Ciro Gabone to *grant* the variance to Section 305.3.A.1, variance being 1.647 acres known as Lot 2 of the Kinderhook Road property at 560/558 Kinderhook Road, Columbia PA with the condition that everything be as described before this Hearing. 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 Amanda Hood to *adjourn* the meeting at 8:00 p.m. The motion carried (5-0).

Respectfully submitted,


Ciro Gambone, Secretary