

**WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD**  
**Meeting Minutes – June 11, 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 Vanessa Smith, Court Reporter.

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

**Approval of minutes for May 14, 2024**

- **Motion** was made by David Lounsbury and seconded by Amanda Hood to *approve* the minutes for the meeting held May 14, 2024 as presented. The motion carried (5-0).

**Case 1362**     ZHB (60 Day 7/13/24)  
Applicant:     Roy M. Shaffer  
                     Kathi L. Shaffer  
Owners:         Same as Applicant  
Description:    Request for ECHO Housing  
Location        2677 Hemlock Drive, Columbia  
Zone:            R1 – 1.1 acres/ 47,916.0 ft<sup>2</sup>

Chairman Lintner opened the Hearing for Case 1362 Roy M. Shaffer and Kathi L. Shaffer at 7:00 p.m. 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.

Roy M. Shaffer, Owner; Kathi L. Shaffer, Owner; and Sherwin Wenger, Contractor, were sworn in to provide testimony and answer any questions from the Board. A Court Stenographer was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

The applicants are seeking to provide housing for an elderly mother by constructing an addition with living space for her. Mrs. Shaffer explained the need for ECHO Housing for her elderly mother and described the layout of the housing - - the main floor only will be used as living space, the 2<sup>nd</sup> floor is unfinished and there is no basement. Mr. Wenger provided basic details regarding the public water and sewer system and utilities using supporting materials, building plans, renderings, and a site plan. A drawing of the entryways and exterior doors was reviewed and discussed. Garage parking is provided and there is a shared foyer. There were no lot coverage or setback issues.

When Mrs. Shaffer's mother no longer needs the housing, it will be needed by their adult daughter who has special needs. This long-term use was discussed versus the stipulation in the Township Ordinance regarding dismantling and the Board determined the Ordinance stipulation is not applicable because when Mrs. Shaffer's mother can no longer use the housing it will be needed by their daughter. Mr. and Mrs. Shaffer had no issue with the transition of dismantling after the 2<sup>nd</sup> use by their daughter. Dwayne Steager, Township Zoning Officer asked Mr. and Mrs. Shaffer to notify the township when/if the occupant changes.

The Hearing was closed at 7:24 p.m. and the following action was taken:

- **Motion** was made by Daryl Peck and seconded by Ciro Gambone to **approve** the Request for Special Exception for ECHO Housing pursuant to Section(s) 302.2.B7, 1005.3, 702.9 for property located at 2677 Hemlock Drive, Columbia with the understanding that notification will be given to the Township at such time as the occupant can no longer be there, and that everything else be carried out as presented before this Board. The motion carried (5-0).

The Board thanked Mr. and Mrs. Shaffer for their excellent presentation and the applicants thanked the Board for approving their request.

### **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 7:25 p.m. The motion carried (5-0).

Respectfully submitted,



Ciro Gambone, Secretary