

**WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD**  
**Meeting Minutes – September 12, 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. Board members Ciro Gambone, Amanda Hood, Gary Lintner, David Lounsbury and Daryl Peck were present. Also present were Township Zoning Officer Dwayne Steager; ZHB Solicitor Bernadette Hohenadel and Rhonda Adams, Court Reporter. Recording Secretary Judy Carrier attended remotely.

**Approval of Minutes – August 8, 2023**

- **Motion** was made by Daryl Peck and seconded by Dave Lounsbury to **approve** the minutes for the meeting held August 8, 2023, as presented. The motion carried (5-0).

**Case 1347**      ZHB (60 Day 9-4-23)

Applicant:      Awakened Properties LLC

Owners:          Awakened Properties LLC

Description:    Request for an appeal from decision of the Zoning Officer/Interpretation of the Zoning Ordinance and a Special Exception for a use not provided for, Section 101.7

Location:        323 Indian Head Road, Columbia, Pa.

Zone:             RA – 3.30 acres/ 143,748.0 ft<sup>2</sup>

Chairman Lintner opened the Hearing for Case 1347, Awakened Properties LLC at 7:05 p.m.

This Hearing is a continuation of Awakened Properties LLC Hearing held August 8, 2023, Request for Special Exception for a use not provided for, Section 101.7 for property located at 323 Indian Head Road, Columbia PA to permit time to digest information and confer with Counsel. Exhibits 1-5 and 7 & 8 were accepted at the previous portion of the August 8, 2023, Hearing and the record was closed with no additional testimony.

Solicitor Bernadette Hohenadel explained the procedures to be followed for tonight's continuation of the hearing and reviewed the decision crafted upon discussion of legal issues involved in this matter. The Board indicated a determination has been made and they are ready to proceed.

- Action taken: **Motion** was made by Daryl Peck and seconded by Dave Lounsbury to **deny** the applicant's request for the special exception for use not provided under Section 101.7 for Case 1347 Awaken Properties LLC, for the property at 323 Indian Head Road Columbia PA. The motion carried (3-0-2 not present at August meeting).

**Case 1350**     ZHB (60 Day 10-7-23)  
Applicant:     Ketterline Inc.  
Owners:        Tahmina Parvin  
Description:   Request for a variance for lot size for an undersized lot  
Location:      541 Pitney Rd., Columbia, Pa.  
Zone:          R2 0.30 acres/ 13,068.0 ft<sup>2</sup>

Chairman Lintner opened the Hearing for Case 1350 Ketterline Inc. Solicitor Bernadette Hohenadel explained the procedure for the Hearing. Dwayne Steager, Zoning Officer, was sworn in to confirm 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 reporter was present, and the stenographic transcript will be the official record of the Hearing.

Tahina Parvin, Owner of property located at 541 Pitney Road, Columbia; Robert Kettering, President, Ketterline, Inc., Realtor and Developer; and Torrie Kerney, Douglas Realty, Maryland, listing agent for Tahina Parvin were sworn in to provide testimony. Mr. Kettering is an equitable owner of the lot, and they have an agreement of sale. The property consists of 12,307 square feet. Mr. Kettering is requesting variance for the minimum lot size, section 303.3a1 and if granted, would build a 1,626 square foot one-story home there that will meet all the required setback distances on the front, sides and rear yards. The lot has public water but will require a private septic system. After discussion pertaining to the need for a private septic system, limited lot size and lack of footage available to add to this lot to make it larger, the following action was taken.

- **Motion** was made by Dave Lounsbury and seconded by Daryl Peck to *deny* Ketterline Inc. Case 1350 application request for a variance for lot size for an undersized lot at 51 Pitney Rd., Columbia, PA as presented. The motion carried (3-2).

**Adjournment**

There being no further business to come before the Board, a **motion** was made by Dave Lounsbury and seconded by Amanda Hood to *adjourn* the meeting at 7:39 p.m. The motion passed (5-0).

Respectfully submitted,



Ciro Gambone, Secretary