

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD
Meeting Minutes – September 13, 2022

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, David Lounsbury, Daryl Peck and Amanda Hood were present. Also present were Township Zoning Officer Dwayne Steager, Solicitor Matthew Crème and Kelly Ryan, Court Reporter. Recording Secretary Judy Carrier attended remotely via Zoom.

Call to Order

Chairman Gary Lintner called the meeting to order at 7:30 p.m.

Approval of Minutes – May 10, 2022

- **Motion** was made by Daryl Peck and seconded by Ciro Gambone to *approve* the minutes for the meeting held May 10, 2022 as presented. The motion carried (5-0)

Case 1331 ZHB (*60 Day 9-2-22, waived, request to table*)

Applicant: Donald Murphy
Owners: Donald Murphy
Description: Appeal from decision of Zoning Officer
 Section 1005.1

Location: 2415 Sangrey Lane, Columbia
Zone: RA – 2.2 acres/ 95,832.0 ft².

A letter dated July 21, 2022, formally requesting that this matter be tabled, was received from Attorney Jill E. Nagy, representing the applicant, Donald Murphy. Dwayne Steager confirmed the required Sunshine Law postings for August and September and that the applicant’s request is open-ended/possible withdrawal, not an extension of time. **Motion** was made by Daryl Peck and seconded by Amanda Hood to *table* Case 1331 to the October 11, 2022 Zoning Hearing Board meeting. The motion carried (5-0).

Case 1332 ZHB (*60 Day 9-10-22 waived till 9-13-22*)

Applicant: Williamsport Holdings
Owners: Williamsport Holdings
Description: Requests for a variance from Section 502.4 Building setbacks
 and Section 1005.4.G for an extension of time to obtain permits
 and for building construction.

Location: 3745 Hempland Road, Lancaster
Zone: I2 – 8.9 acres/ 387,684.0 ft².

Chairman Lintner opened the Hearing for Case 1332, Williamsport Holdings. Solicitor Matthew Creme stated the Hearing would be informal. 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. There were no parties to the Hearing. Court Stenographer Kelly Ryan was present to record testimony, and the stenographic transcript will be the official record of the Hearing.

Reilly S. Noltzel, Barley Snyder, attorney for the applicant, conducted the informal hearing. George A. Hennessy, CEO, Lift, Inc., provided testimony pertaining to the building on behalf of Williamsport Holdings and Mike Huxta, ELA Group, gave an overview of the Plan, all were sworn in. Copies of Exhibits were distributed and entered into the record. Upon completion of testimony and discussion, a brief recess was taken by the Board for purpose of discussion with the Solicitor. Upon return, and there being no further comments or questions, Board or Public, the Hearing was closed, and the following actions were taken:

- **Moved** by Daryl Peck and seconded by Ciro Gambone to **approve** the Request for a dimensional variance from Section 502.4 Building setbacks to allow a 28’ variance to the front yard. The motion passed (5-0)
- **Moved** by David Lounsbury and seconded by Amanda Hood to **approve** the Request for a dimensional variance from Section 502.4 Building setbacks to allow a 26’ 2” variance to the side yard. The motion passed (5-0).
- **Moved** by Daryl Peck and seconded by David Lounsbury to **grant** the Request for a Variance to Section 1005.4.G for a 6 month (up to one year) extension of time to March 12, 2024, to allow for one additional year to obtain a zoning permit and an additional one year thereafter to complete construction, with the further condition that screening along the north be to the satisfaction of those developments as part of the Land Development Plan as discussed. The motion passed (5-0).

Case 1330 **TABLED** (60 day waived, *time extension granted till Dec. 2022*)
Applicant: Steven Buterbaugh

Adjournment

There being no further business to come before the Board, David Lounsbury **moved**, seconded by Ciro Gambone to **adjourn** the meeting at 8:44 p.m. The motion unanimously carried (5-0)

Respectfully submitted,



Ciro Gambone, Secretary