

WEST HEMPFIELD TOWNSHIP ZONING HEARING BOARD
3401 MARIETTA AVENUE
LANCASTER, PA 17601
July 10, 2018

The West Hempfield Township Zoning Hearing Board met in the meeting room of the West Hempfield Township Building at 3401 Marietta Avenue, Lancaster, PA, on Tuesday, July 10, 2018. Gary Lintner, Chairman, called the meeting to order at 7:30 P.M. Board member Anthony Crocamo was also present, along with Bernadette Hohenadel, ZHB Solicitor, Dwayne Steager, Zoning Officer; Rhonda Adams, Court Reporter; and Judy Carrier, Recording Secretary. Board member Daryl Peck was absent from the meeting.

Approval of Minutes – May 8, 2018

- ❖ **Motion**: Gary Lintner moved, seconded by Anthony Crocamo, to ***approve*** the minutes for the meeting held May 8, 2018. Motion carried (2-0).

Case 1274

Applicant: Kevin Rohrer
Owner: Same
Description: Request for a Special Exception for a Bed and Breakfast, Section 301.2.b.5.
Location: 678 S. Chiques Road, Manheim, PA
Zoned: RA

Request for a Special Exception for a Bed and Breakfast, Section 301.2.b.5.

Chairman Lintner explained that only two members of the Zoning Hearing Board were present for the Hearing and offered the applicant the opportunity to request a continuance. The applicant declined and the hearing proceeded as scheduled. Solicitor Bernadette M. Hohenadel began with an explanation of the Public Hearing process, rules and regulations and the purpose of the Hearing.

Kevin Rohrer, 700 S. Erisman Road, Manheim (Owner), Bradley Rydbon 1524 Barker Lane (son-in-law) and Janae Rydbon (daughter) 1524 Barker Lane were present and were sworn in to provide testimony. A stenographer was present to record the testimony and the stenographic transcript and exhibits will be the official record of the hearing.

The Applicant, Kevin Rohrer, presented his request to turn part of a home located at 678 South Chiques Road, Mount Joy into an AirBnB. He plans to begin with one bedroom and in the future may add up to four other bedrooms. At no point would there be more than five bedrooms as part of the BnB. The property is well equipped with additional parking and a private side entrance. The home, built in the early 1700's, is located on a farm that is preserved through the Lancaster Farmland Trust. Mr. and Mrs. Rydbon would be assisting Mr. Rohrer and his wife in running the


BnB but do not plan to live on the premises.

The West Hempfield Township Zoning Ordinance specifies that Bed and Breakfasts and Guest Houses must be owner-occupied. However, AirBnB's are not classified in the same manner as Bed and Breakfasts and Guest Houses and the Board could see no path to render a decision under the existing Township Zoning Ordinance. For this reason the Board felt no further deliberation could be made at tonight's hearing and suggested continuing the case to provide further time to confer with legal counsel and to give the applicants time to look into some things that they had not thought about and to confer with their own counsel as to what options may be available. That would also provide the absent board member an opportunity to look at a transcript of tonight's hearing and then be involved in discussion at the next meeting; however, he will not be able to vote. The applicants agreed with the Board's recommendation.

- ❖ **Motion:** Moved by Gary Lintner and seconded by Anthony Crocamo to *continue* Case No. 1274 to the August 14, 2018 Zoning Hearing Board meeting to be held at 7:30 p.m. at the new municipal building. The motion passed (2-0). Dwayne Steager will advertise the Hearing Continuance.

There being no further business to come before the Board, the meeting was unanimously adjourned at 8:20 p.m.

Respectfully submitted,


Anthony Crocamo, Secretary