

MEETING MINUTES
LANCASTER TOWNSHIP
ZONING HEARING BOARD

April 26, 2011

Vice Chairperson Elizabeth W. Bamford called the meeting to order at 7:00 P.M. The following members were present: Elizabeth W. Bamford, Peggy D. Hall and alternate member Joseph C. LoCurto. Also in attendance was Thomas L. Goodman, Zoning Hearing Board Solicitor, Thomas P. Daniels, Assistant Township Manager, and Cheryl Hansberry, Court Reporter.

MINUTES

On a motion, the minutes from the March 22, 2011 meeting of the Lancaster Township Zoning Hearing Board were unanimously approved as written.

OLD BUSINESS

1. The matter of Charlotte Katzenmoyer, Director of Public Works 120 N. Duke St., Lancaster PA 17602 was continued from the March 22, 2011 meeting at which time testimony was closed. The applicant proposes to construct grit-screening facilities to provide pretreatment to the existing sanitary sewer treatment plant at 1220 New Danville Pike, Lancaster PA 17602. Ms. Bamford moved to grant the applicant's application for a Special Exception pursuant to Section 1203.1 Municipal Use subject to the conditions enumerated in the Written Decision and as read into the record by Mr. Goodman. Ms. Hall seconded the motion, which carried unanimously. A copy of said Decision was given to Ms. Carroll Erhart who accepted on behalf of the applicant.

NEW BUSINESS

1. City of Lancaster, Charlotte Katzenmoyer, Director of Public Works, 120 N. Duke St., Lancaster PA 17602 has applied for a Variance pursuant to section 1306.14 to permit a Pennsylvania Public Utility Commission (PUC) regulated public utility building to be constructed (enlarged) in the Floodplain District located at 451 Conestoga Blvd. In the alternative, a Special Exception request per Section 1307.1.I to permit another use similar to a non-PUC regulated utility facility (Section 1307.1.C) to be constructed (enlarged) in a floodplain district. The property is zoned Residential (R-1). All other requirements of the zoning ordinance will be met.

Ms. Carroll Erhart and Mr. Byrne Remphrey presented the application. Ms. Erhart explained that the existing single story pump building is no longer adequate and requires a generator in the event of a power outage. Since the flow is downhill, the pump building needs to be located here. The existing building is 560 sq. ft., while the proposed is approximately 1000. It is now 16 ft. to the peak, while the proposed will be 26 ft. Control panels will be located above the flood stage. There will be a flat roof with a parapet wall. Screening that already exists will not be removed. The slight increase in parking will not affect flood levels.

After some discussion, Ms. Erhart withdrew the application for a special exception and limited the application to a request for a variance pursuant to Section 1308.2. Several neighbors including Judy and Steve Hain, and Dennis and Mary Cronin questioned the representatives and expressed concerns over odor and trespassing. Ms. Erhart stated that she would take their concerns and suggestions to the Director of Public Works. It is expected that construction would occur in late summer or early fall and take approximately one year to complete.

Ms. Bamford made a motion to close testimony and continue the matter to the May 24, 2011 meeting of the Lancaster Township Zoning Hearing Board, at which time the Board would render a decision in the matter. Mr. LoCurto seconded the motion, which carried unanimously.

ADJOURNMENT

There being no further matters before the Board, Ms. Bamford adjourned the meeting at 8:25 P.M. The next regularly scheduled meeting of the Lancaster Township Zoning Hearing Board is May 24, 2011 at 7:00 P.M

Respectfully submitted,

Peggy D. Hall, Secretary