

**MEETING MINUTES  
LANCASTER TOWNSHIP  
ZONING HEARING BOARD**

**February 23, 2010**

Chairperson John Metzger called the meeting to order at 7:00 P.M. The following members were present: John W. Metzger, Elizabeth W. Bamford, Peggy D. Hall, and alternate member Joseph C. LoCurto. Also in attendance was Thomas L. Goodman, Esq., Zoning hearing Board Solicitor, Lynn Marie Stauffer, Township Planning and Zoning Officer and Cheryl Hansberry, Court Reporter.

**MINUTES**

On a motion, the minutes from the January 26, 2010 meeting of the Lancaster Township Zoning Hearing Board were unanimously approved as written.

**NEW BUSINESS**

1. Dan Wagner, 165 Conestoga Boulevard, Lancaster, PA 17602 has applied for a special exception pursuant to Section 1307.1.B which permits water oriented uses such as docks, piers, wharves, marinas, boat liveries and boat launching ramps as a special exception use within the Flood Plain District. The applicant wishes to build a 16 ft. x 16 ft. boat dock at the rear of his property along the Conestoga River. The property is zoned R-1 Residential.

Ms. Stauffer was sworn in and testified that all notice and publication requirements have been met. Dan and Shelby Wagner, applicants and owners of the subject property were sworn in and presented the application. The applicants built a 16 ft. x 16 ft. dock in July 2009. They are seeking approval for the dock as a special exception use pursuant to Section 1307.1.B. The dock provides access to the Conestoga River and will be used primarily by the family for fishing and canoeing. The applicants presented a slide show showing the dock as well as other existing docks in the neighborhood. The dock is extremely well anchored, should not wash away in a flood, and blends well with the neighborhood. It is visible from the road but is approximately 300 feet from the road.

A letter dated December 21, 2009 from the Lancaster County Conservation District was submitted which grants approval for the project. The requirements in Section 1307.2 were reviewed and appear to have been met. There will be no lighting on the dock. The applicants testified that there are no manholes on their property. The applicants admitted that they did not check with utilities because the location of the dock made such a check unnecessary.

Mr. Metzger made a motion to grant the special exception pursuant to Section 1307.1.B for the dock that has been installed and constructed in the rear of 165 Conestoga Boulevard, Lancaster PA 17602 commensurate with the exhibits. The approval is subject

to standard conditions as read into the record by Mr. Goodman. Ms. Bamford seconded the motion, which carried unanimously.

### **ADJOURNMENT**

There being no further business before the Board, Chairperson Metzger adjourned the meeting at 7:30 P.M. The next regularly scheduled meeting will be held on March 23, 2010 at 7:00 P.M.

Respectfully submitted,

*Peggy D. Hall*

Peggy D. Hall, Secretary