

**MEETING MINUTES
LANCASTER TOWNSHIP
ZONING HEARING BOARD
January 26, 2010**

Chairperson 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.

ELECTION OF OFFICERS FOR 2010

On a unanimously approved motion, the following were elected officers for 2010:

Chairperson - John W. Metzger
Vice Chairperson – Elizabeth W. Bamford
Secretary – Peggy D. Hall
Zoning Board Solicitor – Thomas L. Goodman, Esq.

MINUTES

On a motion, the minutes from the October 27, 2009 meeting of the Lancaster Township Zoning Hearing Board were unanimously approved as written.

NEW BUSINESS

1. George Veronis, 1420 Ridge Road, Lancaster, PA 17603 has applied for a variance pursuant to Section 506.5 concerning the maximum height of twenty (20) feet for accessory buildings within an R-1 Residential District. The applicant wishes to build an accessory building on his property which exceeds the maximum height requirements by 4 feet 4 inches.

Mr. Timothy Strosser, of Studio 810 Design, and property owner George Veronis were sworn in and presented the application. Ms. Stauffer was sworn in and testified that the publication and notification requirements were met. Mr. Strosser presented the plans for a garage to be located toward the rear of the property. The additional roof height of 4 feet 4 inches is necessary to generate adequate space in the garage to provide for a personal office space or possible in-law quarters. The additional height will make the building more architecturally balanced and blend in with the house and neighborhood. All side, front and rear setbacks will be met. The first floor would be a garage and storage, with the second floor strictly for family use. There will be no rental uses. It was noted that the property drops down in back toward Meadowbrook Dr. There is no objection from the neighbors and the building would be minimally imposing from the street and sides.

Mr. Metzger moved to approve the variance pursuant to Section 506.5 to allow for an additional 4 feet 4 inches subject to the standard conditions as read by Mr. Thomas L. Goodman, Esq. Ms. Bamford seconded the motion, which carried unanimously.

2. Charlotte Katzenmoyer, Director of Public Works for the City of Lancaster, 120 North Duke Street, Lancaster, PA 17602 has applied for a special exception pursuant to Section 1203.1 and Section 1802. The applicant proposes to construct grit-screening facilities to provide pre-treatment to the existing sanitary sewer treatment plant at 1220 New Danville Pike, Lancaster, PA 17602. The property is zoned Industrial.

Ms. Stauffer testified that the publication and notification requirements have been met. Ms. Carrol F. Ehrhart and Ms. Kristy L. Monahan, PE, chief engineer were sworn in and presented the application. This project is being proposed as part of Lancaster City's ongoing effort to meet EPA guidelines by reducing the number and volume of sewer overflows. Improvements to the Advanced Wastewater Treatment Plant at the North Train and South Train are being proposed. For the North, where larger volumes are processed, approximately 2.3 acres of land will be acquired from PPL, and a new 47' x 47' screening building will be constructed. Two new circular vortex-type grit removal units will be installed. There will be no direct release of odors or toxic fumes. The driveway will be widened from 11 to 16 feet to accommodate trucks and emergency vehicles. In the South train, where there is already a screening facility, new grit removal units will be installed. The applicant stated that the existing odors would not be any worse but couldn't guarantee that there would be an improvement, although the new facilities should have a positive effect. In response to questions from neighbor Marjorie Valentine, 738 Fairview Ave., the applicant stated that the company has done similar projects, and that the service area will remain the same. A letter outlining the compliance with Section 1802 was reviewed.

Mr. Metzger moved to grant the application of a special exception pursuant to Section 1203.1 and Section 1802, subject to the standard conditions. Ms. Bamford seconded the motion, which motion carried unanimously.

ADJOURNMENT

There being no further business before the Board, Chairperson Metzger adjourned the meeting at 8:05 P.M. The next regularly scheduled meeting will be held on February 23, 2010 at 7:00 P.M.

Respectfully submitted,



Peggy D. Hall, Secretary