

MEETING MINUTES
LANCASTER TOWNSHIP
ZONING HEARING BOARD

June 28, 2011

Vice Chairperson Elizabeth W. Bamford called the meeting to order at 7:00 P.M. The following members were present: Elizabeth W. Bamford and Peggy D. Hall. 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 May 24, 2011 meeting of the Lancaster Township Zoning Hearing Board were unanimously approved as written.

NEW BUSINESS

1. Request from M. Ayala, 3 Michelle Drive, Lancaster PA 17603, (R-1) for a Special Exception pursuant to Section 503.10, subject to Section 1819. Applicant proposes to use the property as a Group Home Day Care.

Mr. Daniels was sworn in and testified that the notice and posting requirements were met. Ms. Stacey L. Morgan, Esq. of Hartman Underhill & Brubaker, LLP, presented the application on behalf of the applicant, Marilyn Ayala.

The applicant purchased the subject property January 14, 2011. Ms. Ayala is the owner of a daycare located at 535 Dauphin St., Lancaster PA, which she has operated for ten years. It is her intention to close this facility and open a similar daycare at the new location. It is expected that there will be 12 children at the first shift (6:00 A.M. to 3:30 P.M.) and 8 at the second shift (3:30 P.M. to 11:30 P.M.). There will be two assistants, with one at each shift with Ms. Ayala. The daycare will be required to conform to all state regulations and will be subject to 4 inspections each year. Ms. Ayala has received a Keystone 4 star rating for both sessions at the former location. Drop off and pick-ups are staggered. The 37 x 82 back yard will be fenced in pursuant to regulations. No hazardous materials will be stored in rear yard. Testimony from assistants Rosa Wilson and Molly Herr was given in support of the application.

Ms. Bamford made a motion to close testimony and to grant the application for a special exception pursuant to Section 503.10 subject to the conditions as read into the record by Mr. Goodman. Ms. Hall seconded the motion, which carried unanimously.

ADJOURNMENT

There being no further matters before the Board, Ms. Bamford adjourned the meeting at 7:45 P.M. The next regularly scheduled meeting of the Lancaster Township Zoning Hearing Board is July 26, 2011 at 7:00 P.M.

Respectfully submitted,

Peggy D. Hall

Peggy D. Hall, Secretary