

**MEETING MINUTES  
LANCASTER TOWNSHIP  
ZONING HEARING BOARD  
March 22, 2011**

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, Thomas P. Daniels, Assistant Township Manager, and Cheryl Hansberry, Court Reporter.

**MINUTES**

On a motion, the minutes from the April 27, 2010 meeting of the Lancaster Township Zoning Hearing Board were unanimously approved as written.

**REORGANIZATION**

The following individuals for these positions were unanimously approved:

Chairperson – John W. Metzger  
Vice Chairperson – Elizabeth W. Bamford  
Secretary – Peggy D. Hall  
Alternate member – Joseph C. LoCurto  
Township Solicitor – Thomas L. Goodman, Esq.

**NEW BUSINESS**

1. Charlotte Katzenmoyer, Director of Public Works – City of Lancaster, 120 N. Duke St., Lancaster PA 17602 has applied for a Special Exception to Section 1203.1. The applicant proposes to construct grit-screening facilities to provide pre-treatment to the existing sanitary sewer treatment plant at 1220 New Danville, Lancaster PA 17602.

Mr. Daniels was sworn in and testified that the notice and publication requirements were met. Several neighbors asked to be made parties including: Judy and Jay Fisher, 735 Euclid Ave., Ms. Botcho, 723 Euclid Ave., A. Jeto, 701 Euclid Ave., Leanna Souza, 653 Euclid Ave., and Nancy and Chuck Albrecht, 653 Euclid Ave. This matter was heard before the Lancaster Township Zoning Hearing Board and was the subject of a prior decision dated February 23, 2010 in which the applicant was granted a special exception.

Ms. Carrol F. Ehrhart, RLA of Landscape Architecture & Consulting, presented the application. Ms. Ehrhart testified that the proposed engineering plans are identical to those previously presented to the Board, however for the prior decision PP&L had agreed to sell Lancaster City 2.3 acres. Since that time, PP&L no longer wants to sell that parcel of land, and instead the City and PP&L have agreed to a land swap involving different tracts of land. In essence, the applicant is seeking the same relief but in a new location

approximately 200 feet to the southwest from where the project was first proposed. She reiterated that these changes are absolutely necessary to comply with more rigid environmental standards. She also stated that there will not be an increase in odor. In fact, the applicant anticipates that the current odor problem will improve. Ms. Ehrhart reviewed the conditions of Section 1802, which narrative is fully outlined in an attachment to the application. She concludes that all sections are satisfied. In response to a question from Mr. Metzger, Ms. Ehrhart assured the Board that the structure will not and can not be built without all the required approvals from all interested agencies.

After reviewing the site map and plan with the neighbors in the audience and in response to questions from Mr. Fisher and Mr. Albright, it was explained that an existing gravel driveway would be paved. There would be no additional traffic from the site. Ms. Ehrhart noted that this is one step in reducing the pollution in the Conestoga River. Other improvements to the City's sewer systems will be forthcoming.

Ms. Leonna Souza was sworn in and expressed her concern about the odor and potential for increased noise. Ms. Judy Fisher was sworn in and presented a petition signed by neighbors objecting to the odor and noise.

Mr. Metzger made a motion to close testimony and continue the matter to the next regularly scheduled Zoning Hearing Board meeting, on April 26, 2011, at which time a decision will be rendered by the Board. Ms. Bamford seconded the motion, which passed unanimously.

## **ADJOURNMENT**

There being no further business before the Board, Chairperson Metzger adjourned the meeting at 8:20 P.M. The next regularly scheduled meeting will be held on April 26, 2011 at 7:00 P.M.

Respectfully submitted,

Peggy D. Hall, Secretary