

**MEETING MINUTES**  
**LANCASTER TOWNSHIP**  
**ZONING HEARING BOARD**

**December 17, 2014**

Chairperson John W. 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 P. LoCurto. Also in attendance was Thomas L. Goodman, Zoning Hearing Board Solicitor, Thomas P. Daniels, Assistant Township Manager and Zoning Officer, and Cheryl Hansberry, Court Reporter.

**MINUTES**

On a motion the minutes from the November 25, 2014 meeting of the Lancaster Township Zoning Hearing Board were approved as written.

**OLD BUSINESS**

1. ZHB2006-8 and ZHB2007-1 Special Exceptions. A request has been made to extend these Special Exception approvals regarding the property at 1401 Columbia Avenue, Lancaster, PA. Mr. Metzger made a motion to extend the Special Exception approvals originally granted by the Lancaster Township Zoning Hearing Board to the extent allowed under the Pennsylvania Extension Act. Ms. Bamford seconded the motion, which carried unanimously.

2. Continued from the November 25, 2014 meeting is Cellco Partnership DBA Verizon Wireless who has applied for a Variance pursuant to Section 1604.7 and a Special Exception pursuant to Section 803.1 for the property located at 1234 Millersville Pike in order to build a communications tower. Mr. James M. Strong, Esq., representing the Applicant, reported that he discussed the matter with Mr. Michael W. Davis, Esq., representative for the Enunciation Greek Orthodox Church, and it was agreed that Verizon would make a \$6,000 contribution to the Church for landscaping purposes. In return, the Church has agreed not to appeal a Decision. Also, Verizon may use the access on Hershey Avenue. Mr. Daniels confirmed the Church's position.

Mr. Metzger moved to continue the matter to the January 27, 2015 meeting, at which time the Board will render a Decision. Ms. Bamford seconded the motion, which carried unanimously.

**NEW BUSINESS**

1. G & W Real Estate has applied for A Special Exception of the Lancaster Township Zoning Ordinance (2012) pursuant to Sections 503.2 and 1605.2.B for their property located at 1400 Millersville Pike to allow the use of this property as a thee (3) unit multi-family dwelling.

Mr. Daniels was sworn in and testified that the notice and publication requirements have been met.

Mr. Gordon L. Kautz and Dylan M. Kautz, of G & W Real Estate presented the application. The Applicants purchased the property November 13, 2014 as a result of a foreclosure. The building on the almost 16,000 square foot property was built in 1917 and was believed to have been used at one time as a school. There is a detached one car garage and an attached two car garage. The Applicants wish to convert the single-family residence into three apartments and add three parking spaces on the premises to prevent street parking. Significant improvements are planned including the installation of central air. G & W Real Estate will manage the property.

Several neighbors were present. Vince and Theresa Kusy questioned the parking arrangements. Paula Severino questioned the type of tenant envisioned. In response to questions about the potential for on street parking, Mr. Kautz stated that there would be adequate on-site parking in the garages and on the additional paved area with room for 3 vehicles. He added that the basement unit would be accessed by a new entrance.

In comments, Mr. Vince Kusy voiced concern over on-street parking and submitted a petition. Ms. Severino questioned the number of the units. Mr. William Groff expressed opposition. Mr. Gordon Kautz stated that the house was much larger than most homes in the neighborhood, making it impossible to sell with 6 or 7 bedrooms. The basement unit is already separate and felt that 3 was an appropriate number. Mr. Daniels presented a letter from the Fire Department noting the importance of the intersection.

Mr. Metzger made a motion to close the record and continue the matter until the January 27, 2015 meeting at which time the Board would render a Decision. Ms. Bamford seconded the motion, which carried unanimously.

#### **ADJOURNMENT**

There being no further matters before the Board, Mr. Metzger moved to adjourn the meeting at 8:20 P.M. The next regularly scheduled meeting of the Lancaster Township Zoning Hearing Board is Tuesday, January 27, 2015 at 7:00 P.M.

Respectfully submitted,



Peggy D. Hall, Secretary