

MEETING MINUTES
LANCASTER TOWNSHIP
ZONING HEARING BOARD

August 19, 2014

Chairperson John W. Metzger called the meeting to order at 7:20 P.M. The following members were present: John W. Metzger, Peggy D. Hall, and alternate member Joseph P. LoCurto. Also in attendance was Joseph Kenneff, Esq., 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 July 22, 2014 meeting of the Lancaster Township Zoning Hearing Board, were approved as written.

OLD BUSINESS

1. Continued from the June 24, 2014 and July 22, 2014 meetings is the application of Celco Partnership DBA Verizon Wireless for Variances for the property located at 203 Second Lock Road in order to build a communications tower and antennas. Mr. Metzger moved to deny the Applicant's request for Variances pursuant to Sections 402, 1401.1, 1403.1, and 1604.7. Ms. Hall seconded the motion which carried unanimously. Mr. James M. Strong, Esq. accepted a copy of the Decision on behalf of the Applicant.

NEW BUSINESS

1. Lancaster City has applied for a Variance pursuant to Sections 1102.9 and 1615.2 for their property located on Riverside Avenue to allow the use of this property by the City of Lancaster to be a municipal use by a municipality other than the Township of Lancaster. Mr. Daniels was sworn in and testified that the notice and publication requirements have been met.

Mr. Neil L. Albert, Esq. represents the City of Lancaster and presented the application. Mr. James Sanchez, Ms. Charlotte Katzenmoyer, and Mr. Bruce Wayne Evans were sworn in and testified on behalf of the application. Previously, a sewage treatment plant was located on the subject property, which property has remained largely vacant. The City of Lancaster owns the property and would like to combine the Streets and Parks operations into one facility and locate in here. Mr. Albert had submitted a letter to the Board outlining his argument that this is a municipal use by a municipality and is thereby exempt from requirements in the Zoning Ordinance. He continued by reviewing the Zoning issues that were raised by a letter dated July 8, 2014 from Rettew. Mr. Sanchez testified that the official FEMA shows that the site is outside the floodplain. In response to items number 3 and 4, the storage shed and canopy will be removed therefore there will be no accessory structure. To item 5, there will only be an entrance

sign. No variance will be needed for parking spaces, which have been lengthened to conform. The fencing proposed will be a coated black chain-link in the back with a more decorative fence in the front. No height variance will be needed. A landscape architect will be retained and applicant is willing to agree to any condition regarding landscaping. The City proposed that there will be an Administrative building containing office space with a facility for City vehicles. An Operation Management Plan was submitted on August 19, 2014.

Ms. Katzenmoyer testified that this project is being proposed as a result of a management audit which suggested the combination of the Streets and Parks operations. The City has owned the property since the 1980's. The City wishes to sell other property to Thaddeus Stevens School, which sale is contingent on the City finding an alternate site for the proposed combined use. This property presents itself as a logical site.

Mr. Daniels submitted a Memorandum of Law written by Matthew J. Creme, Jr. opposing the use variance.

Mr. Metzger moved to close the record and continue the hearing to the next regularly scheduled Zoning Hearing Board meeting, at which time the Board would render a Decision. Ms. Hall seconded the motion, which passed unanimously.

ADJOURNMENT

There being no further business before the Board, Mr. Metzger adjourned the meeting at 8:15 P.M. The next regularly scheduled meeting of the Lancaster Township Zoning Hearing Board is September 23, 2014 at 7:00 P.M.

Respectfully submitted,



Peggy D. Hall, Secretary