

MEETING MINUTES
LANCASTER TOWNSHIP
ZONING HEARING BOARD

January 27, 2015

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 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 December 17, 2014 meeting of the Lancaster Township Zoning Hearing Board were approved as written.

OLD BUSINESS

1. In the matter of Cellco Partnership DBA Verizon Wireless which was continued from the November 25, 2014 and the December 17, 2014 meetings, Mr. Metzger made a motion to grant the Applicant's request for a Special Exception pursuant to Section 803.1 and for a Variance pursuant to Section 1604.7 for the property located at 1234 Millersville Pike subject to the conditions read into the record by the Board Solicitor, Mr. Kenneff and written in the Decision. Ms. Bamford seconded the motion, which passed unanimously. The Applicant wishes to build a communications tower on the property. Mr. James Strong, Esq. accepted a copy of the Decision on behalf of the Applicant.

2. In the matter of G & W Real Estate which was continued from the December 17, 2014 meeting, Mr. Metzger moved to grant the request for a Special Exception pursuant to Sections 503.2 and 160.22.B for the property located at 14400 Millersville Pike to allow the use of this property as a three (3) unit multi-family dwelling, subject to the conditions enumerated by Mr. Kenneff and contained in the written Decision. Ms. Bamford seconded the motion, which carried unanimously. Mr. Gordon Kautz accepted a copy of the Decision.

NEW BUSINESS

1. Accessing Independence has applied for a Special Exception of the Lancaster Township Zoning Ordinance (2012) pursuant to Section 703.11 for 1325 Elm Avenue, to allow this property to be used as a social services establishment for adults with disabilities. Mr. Daniels was sworn in and testified that the notice and publication requirements have been met.

Ms. Maria Elliot, Esq. represented the Applicant and presented the Application. The property is owned by Bechtold Nies Associates who is leasing to Accessing Independence. The property is currently vacant but was most recently used as a Magic Year Daycare. Part of the building will be used as an on- site adult day care for persons with disabilities, which is a permitted use under Section 702.5. The remainder of the building will be used as a staffing office for home care services. The building is 6600 square feet and is in the Local Commercial Zone (LC). There are 14 parking spaces with a U-shaped drive which is useful for the drop off of clients. The Applicant plans to improve the interior with minimal exterior renovations. Ramps will be added for additional exits.

Mr. William Kepner testified to the desirability of bringing the two businesses together. Ms. Alicia Norman gave an overview of the Adult Enrichment program. There will be 9 staff with approximately 20 clients. The facility will be in use Monday through Friday, from 8:00 A.M. to 5:00 P.M. Special events will be held during normal hours. The facility is large enough to accommodate up to 60 clients in which case more staff will be added. Neighbor Mr. Patrick Egan questioned the potential numbers of clients and staff.

Mr. Daniels noted that this part of Elm Avenue is not a collector road but stated that the Township is in favor of the project. Accordingly, Ms. Elliot moved to amend the Application to include a request for a Variance pursuant to Section 1532.1 to allow the facility on a non-collector or arterial road. The amendment was allowed.

Mr. Egan expressed his concerns about the lack of a planned sprinkler system and the removal of clients in the event of a fire. Ms. Norman noted that there are two exits per space. Mr. Kevin Martin was assured that there would be no unsupervised walking. Mr. Daniels stated that the Township has granted a Temporary Occupancy Permit contingent on a successful zoning result.

Mr. Metzger moved to close the record and continue the matter to the February 24, 2015 meeting at which time the Board would render a decision in the matter. It was agreed that alternate member Joseph P. LoCurto would participate in the Decision since Ms. Peggy Hall will not be at February 24, 2015 meeting. Ms. Bamford seconded the motion, which carried unanimously.

ADJOURNMENT

There being no further matters before the Board, Mr. Metzger adjourned the meeting at 8:00 P.M. The next regularly scheduled meeting of the Lancaster Township Zoning Hearing Board is Tuesday, February 24, 2015.

Respectfully submitted,

Peggy D. Hall, Secretary

