

MEETING MINUTES
LANCASTER TOWNSHIP
ZONING HEARING BOARD

March 22, 2016

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 February 23, 2016 meeting of the Lancaster Township Zoning Hearing Board were approved as written.

OLD BUSINESS

1. The City of Lancaster has applied for a Special Exception of the Lancaster Township Zoning Ordinance (2012) pursuant to Section 1007.1, and for a Variance pursuant to Sections 904.2.A.1, 906.1, 1306.1, 1307.3, 1401.1, 1402.1, 1402.3, and 1303.3 for their property on Riverside Avenue to allow the construction of a building for the City Streets Department, Parks Department, and other City Departments. This matter was continued from the February 23, 2016 meeting.

Mr. Metzger made a motion to approve the Special Exception and Variances subject to the conditions enumerated in the Written Decision and read into the record. Ms. Bamford seconded the motion, which carried unanimously. A copy of the Decision will be sent to the Applicant.

NEW BUSINESS

1. Good Works Recovery, LLC has applied for an Appeal from the Zoning Officer of Lancaster Township for their property at 1042 Marietta Ave. to allow the building to be used as a Sober Living facility.

Mr. Daniels was sworn in and testified that the notice and publication requirements were met. He testified that in his opinion the current use was more of a boarding house than a group home and therefore not allowed in R-1. This conclusion, as delivered to the Applicant via letter dated December 22, 2015, was based on three findings which were made subsequent to a conversation with the maintenance person on December 17, 2015. First, the residents were of a transient

nature and therefore not functioning like a family. Second, no rehabilitative services were being provided on site and finally, no professional staff was present. Mr. Daniels was apparently told that the residents only stayed two weeks to a few months- time. Any treatments, such as attendance at AA meetings, were outside the facility. The house "Mom" was a student and not there full-time. An enforcement letter was sent January 11, 2016.

In response to a question from Joshua Voss, Esq. who represents the Township, Mr. Charles Adams, owner of Good Works, stated that he provided an Operations Management Plan. This plan was incomplete. Mr. Adams indicated that the number of residents has been reduced to 3 (from 7) in order to comply. He desires to restore the number of residents to 7. Mr. Adams stated that this number was important for support and accountability. He testified that Ms. Ashlee Waters is a full-time employee who makes sure house rules are followed and treatment is received. All residents are in treatment, but outside the facility. A license is not required or available. Mr. Adams testified that the maintenance person did not have anything to do with running the program. The residents do live at the facility, changing their addresses, etc. This site is a Transitional House where the average stay is over a year. This type of facility is different from some of the other Good Work sites where the residents are more transient. There is another Transitional House in the area. Group meals are served every day. Mr. Adams stated that a letter of Accomodation has been submitted to the entity Mr. Daniels told him to submit it to.

Neighbors, including Mark Rabinowicz, expressed concern over a business being run in a residential neighborhood.

Mr. Metzger moved to close the record, and to continue the matter to the next regularly scheduled meeting of the Zoning Hearing Board. Ms. Bamford seconded, and the motion carried unanimously.

ADJOURNMENT

There being no further matters before the Board, Mr. Metzger adjourned the meeting at 8:20 P.M. The next regularly scheduled meeting of the Lancaster Township Hearing Board is on Wednesday, April 27, 2016 at 7:00 P.M.

Respectfully submitted,



Peggy D. Hall, Secretary