

MEETING MINUTES
LANCASTER TOWNSHIP
ZONING HEARING BOARD

April 27, 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 March 22, 2016 meeting of the Lancaster Township Zoning Hearing Board were approved as written.

OLD BUSINESS

1. Continued from the March 22, 2016 meeting, is the matter concerning the appeal by Good Works Recovery, LLC from the Zoning Officer for their property at 1042 Marietta Ave. to allow the building to be used as a Sober Living facility. The testimony was closed at that meeting.

Mr. Metzger made a motion to deny the appeal, agreeing with the Zoning Officer that the Premise is being used as a Boarding House, a use not permitted in the R- 1 Zoning District. Ms. Bamford seconded the motion, which passed unanimously. Mr. Charles Adams was presented with a copy of the Board's Decision.

NEW BUSINESS

1. Hunter Creek Partners has applied for a Special Exception pursuant to Section 1007.1.A, and for a Variance pursuant to Section 405.1, for the property located at 460 and 470 Conestoga Boulevard to allow for the construction of single family dwelling on each property.

Mr. Daniels was sworn in and testified that the notice and publication requirements have been met. The owner of the properties is Kenneth E. Eshleman. The equitable owner is Hunter Creek Partners, and is represented by Mark R. Will.

Mr. Will first made a request for a variance for 470 Conestoga Boulevard (Lot #6) which has a square footage of 14,810.40 which is just under the required 15,000 square feet. He suggests that this is de minimis. Secondly, a special exception is needed to allow driveway, parking and supports for the building structures in the flood plain. No structures are planned within the 100

year flood plain (only driveways and storm water infiltration beds), and the majority of structures are within the 500 year plain but elevated 1 foot above. As the structures are up against the rear setback, they can't be moved back. It was determined that a variance was needed for the garage and parking areas to be allowed in the 500 year flood plain. Mr. Will noted that in a Decision dated May 29, 2008, the Zoning Board approved all but the minimum lot variance. Although an exact plan has not been drawn up as of yet, it is planned to be similar to the area homes. The structures will meet the requirements and allow water to flow in and out via a levered system. The garages will have a similar system and the residences will be elevated. There will be no basements or storage under the houses. The application was amended to include a variance from Section 1008.2 to allow the garages and building supports in the 500 year flood plain. Mr. Will stated that the properties cannot be developed in conformity to the ordinance. No additional run off will be created.

Mr. and Mrs. Jack Colgin, next-door neighbors, stated that they are looking forward to the houses being build and agreed that they will enhance the neighborhood.

Mr. Metzger moved to continue the matter to the May 24, 2016 meeting, at which time the Zoning Hearing Board will render a decision. Ms. Bamford seconded, and the motion carried unanimously.

ADJOURNMENT

There being no further matters before the Board, Mr. Metzger adjourned the meeting at 7:40 P.M. The next regularly scheduled meeting of the Zoning Hearing Board is Tuesday, May 24, 2016 at 7:00 P.M.

Respectfully submitted,



Peggy D. Hall, Secretary