

MEETING MINUTES
LANCASTER TOWNSHIP
ZONING HEARING BOARD

May 23, 2017

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, Esq., Zoning Hearing Board Solicitor, Thomas P. Daniels, Assistant Township Manager and Zoning Officer, and Cathy Mertz, Court Reporter.

MINUTES

On a motion, the minutes from the May 24, 2016 meeting of the Lancaster Township Zoning Hearing Board were approved as written.

REORGANIZATION

On a motion, the following were nominated and approved to hold these positions: John W. Metzger as Chairperson, Elizabeth W. Bamford as Vice Chairperson, Peggy D. Hall as Secretary, and Joseph P. LoCurto as Alternate Board Member. In addition, Thomas L. Goodman, Esq. was appointed as Zoning Hearing Board Solicitor.

NEW BUSINESS

1. Iris Reyes has applied for a Special Exception of the Lancaster Township Zoning Ordinance (2012) pursuant to Chapter 280-1511 for 1703 Saint Philips Drive (Parcel #3401766400000) to allow the use of the property as a Group Day Care Home.

Mr. Daniels was sworn in and testified that the notification and publication requirements have been met. Ms. Iris Reyes and her translator were sworn in and presented her application. Ms. Reyes is seeking to open a Group Day Care at the property which is located in the R-1 Residential Zoning District. As such, a Special Exception is required pursuant to Section 403.5 subject to the requirements of Section 1511.

The property is approximately .41 acres and currently has on it a family dwelling and utility shed. Ms. Reyes would like to operate a Day Care for a maximum of 12 children, open Monday-Friday, from the hours of 6:00 A.M. to 5:00 P.M. She plans on having one non-resident employee. A rear 41 x 24 foot outdoor play yard will be available that will be surrounded by a 6 foot fence. The dimensions of the play area identified on the application have been slightly revised. No sign will be posted on the property. Ms. Reyes indicated that before obtaining

licensing from the PA Department of Human Services, zoning approval is required. Off street parking is available for 5. The parking meets the requirements of Section 1303.18.

Ms. Reyes has previously operated a Day Care at another location. It is anticipated that the drop-offs and pick-ups will be staggered during the morning and afternoon hours. There will be no outside play before 8:00 A.M.

Mr. Metzger made a motion to amend the application to conform with the testimony presented. Ms. Bamford seconded the motion, which carried unanimously. Mr. Metzger then moved to grant the application for a Special Exception pursuant to Section 402.5 and 1511 subject to the conditions outlined by the Board Solicitor. Ms. Bamford seconded the motion, which carried unanimously.

ADJOURNMENT

There being no further matters before the Board, Mr. Metzger made a motion to adjourn the meeting at 7:20 P.M. The next regularly scheduled meeting of the Lancaster Township Zoning Hearing Board is June 27, 2017 at 7:00 P.M.

Respectfully submitted,



Peggy D. Hall, Secretary