

MEETING MINUTES
LANCASTER TOWNSHIP
ZONING HEARING BOARD

January 23, 2018

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 C. 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 November 28, 2017 meeting of the Lancaster Township Zoning Hearing Board were approved as written.

NEW BUSINESS

1. The City of Lancaster has requested a one year time extension, from March 22, 2018 until March 22, 2019, for the Special Exception and Variances which were granted at the March 22, 2016 Zoning Hearing Board meeting. This includes a Special Exception pursuant to Section 1007.1, and 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.

Neil L. Albert, Esq., represented the City in presenting the application. Mr. Daniels was sworn in and testified that the notice and publication requirements had been met. Mr. Albert stated that an extension of time was required for the City to obtain the necessary permits due to the complexity of the project, in particular due to the existence of the flood plain, a change in engineers and an ongoing negotiation with Lancaster Township about various matter including those involving the rail trail head. It is expected that an Intermunicipal Cooperation Agreement will be adopted by the City this evening. Mr. Albert argued that the complexities were unforeseen and have nothing to do with the underlying Zoning issues addressed by the March 22, 2016 Decision or about the building itself.

Ms. Rosie Gross, a neighboring resident questioned why a traffic study was never accomplished. It was recommended that she attend the February meeting of the Township Supervisors. Other neighbors including Joseph Collins, Brittany Ambrose, Barbara Kyle and James Anderson expressed concerns for the safety of the school children and the apparent lack of a timely traffic study and were therefore opposed to the extension. Ms. Tracey Whitney questioned whether any of the delay was caused by anyone opposed to the project. Mr. Albert answered that that was not

the case and summed up by stating that there is good cause for the inability to conclude the application process due to the complexity of the project. He reiterated that an Intermunicipal Agreement had recently been reached. In his words, the last pieces of the puzzle were finally falling into place. Further, the extension does not change any of the zoning relief that was granted in the March 22, 2016 Decision.

Mr. Metzger made a motion to close the record and continue the matter to the next regularly scheduled meeting on February 27, 2018, at which time the Board would render a Decision. 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 7:35 P.M. The next regularly scheduled meeting of the Lancaster Township Zoning Hearing Board is February 27, 2018 at 7:00 P.M.

Respectfully submitted,


Peggy D. Hall, Secretary