

MEETING MINUTES
LANCASTER TOWNSHIP
ZONING HEARING BOARD

September 25, 2018

Chairperson John W. Metzger called the meeting to order at 7:00 P.M. The following members were present: John W. Metzger, 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 August 28, 2018 meeting of the Lancaster Township Zoning Hearing Board were approved as written.

NEW BUSINESS

1. The Dodge Family Foundation has applied for a Special Exception pursuant to Chapter 280-430.7 for 1142 Marietta Ave., Lancaster, PA 17603 to allow for the use of the property as a Non-Profit Public Facility to assist in fulfilling the aims of the Foundation; namely, to support the efforts of the primary benefactors; foster teaching and learning while providing the Lancaster Community with a place to host and converse on topics of local interest; and be a repository of Dodge Family history.

Mr. Daniels was sworn in and testified that the notice and publication requirements have been met. Mr. Todd P. Kriner, Esq. represented the Applicant and presented the Application. Mr. Arthur B. Dodge III was sworn in and testified on behalf of the Application. He is the co-trustee (with his brother Andrew N. Dodge) of the Foundation which is the owner of the property. On the premises is currently a single-family residence with 3 bedrooms and 3 bathrooms. The Applicant wants to reconfigure the house to support the efforts of the primary benefactors of the Foundation, which include Lancaster History, Franklin and Marshal College, the Fulton and the Lancaster Theological Seminary. Specifically the property would be open to house visiting scholars or speakers from these groups. The Foundation would manage the property and all who visit. The property will be made wheel-chair accessible and the bathrooms and kitchen would be updated. There is off-street parking for 6, which would be adequate for the property's proposed use.

Neighbor Mike Casey questioned whether the property would be open to the public. It would not be. In response to his further questions, it was stated that the conceivable maximum number of people attending a meeting would be 10 to 15 cars. There would be no fees charged for overnight stays, the Foundation would cover any expenses. The exterior would not be altered and

there would be a small sign. No one would be staying at the house permanently. The property would be maintained by the Foundation. Mr. Samuel Atlee, a resident of North School Lane, questioned the commitment of the various institutions mentioned and the Applicant agreed to provide written confirmations. Ms. Mary Tribble questioned whether the Applicant was looking for a tax exemption, to which the Applicant said that a tax exemption has not been applied for to date.

In comments from the audience, Mr. Casey stressed the historical single-family residential character of the School Lane Hills neighborhood, feeling that this use would change that essential character. He disapproves of the Application. Mr. Atlee agreed with Mr. Casey and expressed concerns about inadequate parking, stating also that the general attitude of the neighbors was in disfavor of the application. Mr. Kriner summed up by stating that the requirements for a Special Exception have been met.

Mr. Metzger made a motion to continue the matter to the next regularly scheduled meeting held on October 23, 2018. The record will stay open. Mr. LoCurto seconded the motion, which carried unanimously.

2. Sasha Vasquez has applied for a Special Exception pursuant to Chapter 280-503.3 for 101 Brewster Drive, Lancaster, PA 17603 to allow for the use of the property as a Group Day Care Home for up to 11 children.

Mr. Daniels testified that the notice and publication requirements have been met. Ms. Vasquez testified that she is currently running a similar business at her Aunt's residence at 838 S. Pearl St. and would like to establish a Group Day Care Home at her new residence. The hours of business would be 6:30 to 5, 5 days a week. There would be a staggered drop-off and pick-up. The maximum number of children would be 11. There is a fenced in play-area in the yard measuring 33 ft. x 28 ft. Play outside would be after 8:00 A.M and end by sunset. Ms. Vasquez and her mother would be the only care-givers. There is ample room in the drive for drop-off and pick-up. Licensing would be kept current. There would be no sign.

Mr. Metzger moved to grant a Special Exception pursuant to Chapter 280-503.3 subject to the terms and conditions enumerated by Mr. Kenneff. Mr. LoCurto seconded and the motion carried unanimously.

ADJOURNMENT

There being no further matters before the Board, Mr. Metzger adjourned the meeting at 8:15 P.M. The next regularly scheduled meeting is October 23, 2018 at 7:00 P.M.

Respectfully submitted,
Peggy D Hall
Peggy D. Hall, Secretary