

**MEETING MINUTES**  
**LANCASTER TOWNSHIP**  
**ZONING HEARING BOARD**

**January 22, 2019**

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 J. 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 December 26, 2018 meeting of the Lancaster Township Zoning Hearing Board were approved as written.

**NEW BUSINESS**

1. Gary Price has applied for a Variance pursuant to Chapter 280-602 for 1750 Wabank Road, Lancaster, PA 17603 to allow for the use of the property as a Self-Storage Facility in accordance with Section 280-1534. Additionally, the applicant is seeking a dimensional variance from Section 280-1534. Mr. Daniels was sworn in. The matter was continued from the December 26, 2018 meeting, at which time Mr. Daniels testified that the notice and publication requirements had been met.

Mr. Daniels testified that there is currently a Rezoning Petition by C- B Tool Co. before the Township to rezone several tracts of land, including the subject property, from R-3 to Industrial. He stated that the Township does not support the variance request and would prefer that the applicant seek a Special Exception once the Rezoning is granted. It is expected that the decision concerning the Rezoning would occur in February. It would then be put before the Supervisors in March. Mr. Daniels stated that Gary Price has been an exemplary applicant. Mr. Derek P. Dissinger, Esq., represented the applicant and stated that the variance application was made prior to the Rezoning application. The applicant was not permitted to be a party to that application. The applicant would prefer to continue with the present application, since relief of some sort will be required regardless.

Mr. Dissinger proceeded with the presentation. Mr. Price is the equitable owner of an approximately 17.4 acre tract of vacant land comprised of a small tract on the north side of Wabank Road and an approximately 16.11 tract located on the south side. The applicant would like to build a self-storage facility on the larger tract. There is an enormous challenge in developing the tract due to steep slopes, flood plains, stream and heavy rock, thereby constituting

an unnecessary hardship. Mrs. Laura Knarr, current owner and resident of a home located just south of the subject tract, testified that over the past 2 years, views by at least 7 developers were unsuccessful. Mr. Price along with his son Doug Price currently owns another self-storage facility on Charlestown Road. Initially, there would be 6 buildings with an additional 7 buildings proposed in the second phase. The proposed hours would be 6:00 A.M. to 10:00 P.M and the site would be accessed by a key pad. An exhibit was introduced that illustrated the low traffic impact from this use. Mr. Robert Illo, consulting architect and engineer, testified that the traffic would be comparable or lower than other uses.

In support of the additional variances, it was stated that the doors facing the residential areas would be de minimis and any effect minimized by distance and landscaping screening. The 26 foot drives between the buildings, as opposed to the required 30 feet, would result in less impervious area. Parking would be adequate and less than required for other uses. Signs would be placed on Wabank Road and Bean Hill Road. Access would be on Bean Hill Road as far from the intersection as possible. Lighting would be directed downward to prevent glare. There would be some outside storage. Several neighbors had questions concerning the proposed use. Mrs. Knarr stated that she weighed the pros and cons and concluded that this was the use with the least impact.

Mr. Metzger made a motion to close the record and to continue the matter until the February 24, 2018 meeting, at which time the Board would render a Decision in the matter. Ms. Bamford seconded the motion, which carried unanimously.

## **REORGANIZATION**

Mr. Metzger made a motion that all Board members remain in their current positions, including the Township Solicitor. Ms. Bamford seconded the motion, which motion carried unanimously.

## **ADJOURNMENT**

There being no further matters before the Board, Mr. Metzger adjourned the meeting at 8:30 P.M. The next regularly scheduled meeting of the Lancaster Township Zoning Hearing Board is Tuesday, February 24, 2018 at 7:00 P.M.

Respectfully submitted,



Peggy D. Hall, Secretary