

MEETING MINUTES
LANCASTER TOWNSHIP
ZONING HEARING BOARD

June 25, 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 May 28, 2019 meeting of the Lancaster Township Zoning Hearing Board were approved as written.

NEW BUSINESS

1. Way of Jesus Fellowship has applied for a Special Exception pursuant to Chapter 280-1304 for 880 Hershey Ave., Lancaster, PA 17603 to allow for offsite parking at 715 Fairview Ave., Lancaster, PA 17603. The applicant has also applied for Variances pursuant to Chapter 280-904.1, 280-904.2.A.1, and 280-904.2.A.4 for the same property to expand the academy classrooms and educational facilities.

Mr. Daniels was sworn in and testified that the notice and publication requirements have been met. Mr. James P. Sanchez, Sanchez & Associates, Inc. presented the application. With him was Ernie Beiler and Steve King, both members of the Way of Jesus Board of Directors, and Eric Vosburgh, architect. The applicant would like to expand the existing site which includes a building of 5413 square feet and existing trailer of 910 square feet with a building of 24,728 square feet, for a total of 31,051 square feet. The Way of Jesus Academy will include a new two-story building with 16 classrooms, an auditorium/gymnasium, a cafeteria and a kitchen. The existing building will retain its 8 classrooms, while the trailer will be used for educational purposes. A total of 66 parking spaces are required. It is proposed that 36 spaces will be used from the AmVets property located across the street. These spaces would be utilized primarily for special events such as graduation. Shuttles would be provided as well as crossing guards. The applicant stated that an agreement with the AmVets is pending, but admitted that no contract existed at the time of this hearing. Any plan would have to be approved by the City of Lancaster as well.

Mr. Metzger stated that any Zoning approval could not be obtained without a solid agreement. The Board would be willing to continue the matter, expecting the applicant to report at future

meetings any progress that has been made. Mr. Sanchez stated that the applicant was agreeable to this. Accordingly, Mr. Metzger moved to continue the matter until the July 23, 2019 meeting. Ms. Bamford seconded the motion, which carried unanimously.

ADJOURNMENT

There being no further matters before the Board, Mr. Metzger adjourned the meeting at 7:45 P.M. The next regularly scheduled meeting of the Lancaster Township Zoning Hearing Board will be held on Tuesday, July 23, 2019 at 7:00 P.M.

Respectfully submitted,



Peggy D. Hall, Secretary