

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

**June 23, 2020**

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 January 28, 2020 meeting of the Lancaster Township Zoning Hearing Board were approved as written.

**NEW BUSINESS**

1. Thaddeus Stevens College of Technology has applied for a Special Exception of the Lancaster Township Zoning Ordinance (2012) Chapter 280-201.196 for 601 Conestoga Greenway, Lancaster, PA 17602 to allow for use as a University, College, and other Adult Educational Institution by converting an existing building to a college dormitory, potentially with some related college offices, or a similar college use. Mr. Daniels was sworn in and testified that the publication and notice requirements have been met.

Mr. Jim Diamond, Esq. represents the applicant and made the presentation. The applicant seeks to turn the historic building known as the Almshouse or the Old County Hospital into a dormitory with potentially some related college offices. The building is on a tract of land that is subject to a Subdivision/Lot Add-On and is located on the South East corner of King and Broad Streets. The College is owned by the Commonwealth of Pennsylvania.

President Betty Tompos, Interim President of Thaddeus Stevens College of Technology, was sworn in and testified on behalf of the application. After citing to the quality and value of an education at the College, President Tompos testified that the outside of the historic building would not be altered, and that the College and its students are best qualified to maintain the building. Shuttle services would be available to the site every half hour. There will be no outside sports or other activities. There is more than enough parking on site. Mr. Ben Webber, Township engineer, has been asked by Mr. Daniels to consult on this application and questioned President Tompos.

Mr. Timothy Arntz, Light-Heigel & Associates, Inc. was sworn in and testified on behalf of the application. The lot in question is approximately 16 acres but slopes downward in a floodplain

on a big portion. Mr. Arntz testified that while 35 parking spaces would be required, the parking available is 64 spaces. The property is connected to public water and sewer. He testified that the use would fit well within the community and furthers the mission of providing lower cost quality education. He did express concern about time limitations, indicating that 2 years from the Decision to get permits would be preferable to the usual 1 year. Mr. Webber expressed concerns about safety of students crossing Broad Street and other land development issues. Mr. Diamond formally objected to the raising of land development concerns in the Zoning Hearing Board setting.

Mr. Metzger made a motion to close the record and continue the matter until the July 28, 2020 meeting, at which time a Decision will be made. Counsel and Mr. Webber as a party are encouraged to submit suggested conditions. Ms. Bamford seconded the motion, which 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 of the Lancaster Township Zoning Hearing Board is Tuesday, July 28, 2020 at 7:00 P.M.

Respectfully submitted,

A handwritten signature in cursive script that reads "Peggy D. Hall".

Peggy D. Hall, Secretary