

MEETING MINUTES
LANCASTER TOWNSHIP
ZONING HEARING BOARD

August 24, 2021

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 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 July 27, 2021 meeting of the Lancaster Township Zoning Hearing Board were approved as written.

OLD BUSINESS

1. In the application of Way of Jesus Fellowship, who has applied for a Special Exception and for Variances, the Zoning Hearing Board signed a Written Decision consistent with their decision made at the July 27, 2021 hearing.
2. Continued from the July 27, 2021 meeting is Ecklin Properties LLC who has applied for a Special Exception pursuant to Chapter 280-403.2 for 1608 Marietta Ave., Lancaster, PA 17603 to allow for the use of the property as a Commercial Recreational Facility. The applicant has also applied for a Variance pursuant to Chapter 280-1401.1 for the same parcel due to the existing landscaping on the property. The applicant has also appealed an Enforcement Notice issued by the Township dated May 21, 2021, for violation of Chapter 280-403.2.

Mr. Kenneff acknowledged receipt of legal memorandums from the Township, the Applicant and from Objectors made parties to the proceedings. Mr. Metzger noted that the application lacked specificity regarding the noise levels and parking. Many opinions were heard and the burden of proof was not carried. Mr. Metzger suggested that the Board was inclined to continue the matter and convene at the property at the next regularly scheduled Zoning Board meeting, September 28, 2021. The Applicant had no objections. A discussion including neighbors ensued. Mr. Metzger stated that any further commentary would be limited to the issues of noise and parking. It was agreed that all parties will get all submissions. Ms. Cheryl Desmond referenced two petitions and Mr. Metzger stated that all submissions will be looked at.

Mr. Metzger made a motion to continue the matter until the next regularly scheduled meeting of the Zoning Hearing Board on Tuesday, September 28, 2021 at 7:00 P.M. which will be held at the subject property at 1608 Marietta Ave. to address the issues of noise and parking. Mr. LoCurto seconded the motion, which carried unanimously.

In response to a question, Mr. Daniels stated that as long as a Notice of Violation is on appeal, the Township is unable to proceed with enforcement.

ADJOURNMENT

There being no further matters before the Board, Mr. Metzger adjourned the meeting at 7:40 P.M. The next regularly scheduled meeting of the Lancaster Zoning Hearing Board is Tuesday, September 28, 2021 at 7:00 P.M. This meeting will be convened at 1608 Marietta Ave., Lancaster, PA 17603.

Respectfully submitted,



Peggy D. Hall, Secretary