

The regular meeting of the East Hempfield Township Zoning Hearing Board was held on Monday, July 16, 2018 at 7:00 p.m. at the Four Seasons Banquet Hall, 949 Church St, Landisville, PA. Members present were Elam Herr, Mark Hansen, Greg Kile and John Bingham. Also present were Attorney William Crosswell, Zoning Officer Colin Siesholtz and a court reporter.

The meeting was called to order at 7:07 p.m. by Chairman, Mr. Herr, who led the Pledge of Allegiance.

Mr. Kile made a motion to approve the June 18, 2018 minutes. The motion was seconded by Mr. Bingham, which carried 2-0-1, Mr. Hansen abstaining due to absence.

Old Business:

Case 2390: Community Fellowship Church of the Christian and Missionary Alliance filed an application seeking a variance for a regional place of worship for the property located at 200 Bethel Drive, located within the Low Density Residential (RL) Zone.

Mr. Hansen made a motion to deny the Application of Community Fellowship Church of the Christian and Missionary Alliance and to adopt as the decision of the Zoning Hearing Board the 35 Findings of Fact, the 21 Conclusions of Law, and the Order contained in the written Decision presented at this meeting consisting of 8 pages.

The Motion was seconded by Mr. Bingham, which carried 3-1.

Representatives of the applicant were served with a copy of the Decision at the meeting.

New Business:

Case 2392: DL Holdings, LLC filed an application seeking a variance to connect to public sewer for the property located at 2213 Leabrook Rd, located within the Rural Business (RB) Zone.

Present for the applicant was: Tom Matteson of Diehm & Sons and Linford Weaver.

The ZHB admitted into evidence the Applicant's Exhibit 1.

The Zoning Hearing Board took administrative notice of Case No. 1009, Case No. 2208 and Case No. 2288.

Mr. Hansen makes a motion to grant a Variance in Case No. 2392 to section 270-3.3.E.(11) to allow the property located at 2213 Leabrook Rd to connect to public sewer.

Subject to the following conditions:

1. The applicant shall submit a letter of approval from Lancaster Area Sewer Authority (LASA), granting permission to connect.
2. The property's existing sewage disposal facilities must be abandoned in accordance with PA Department of Environmental Protection Standards.
3. Only one LASA sewer connection is allowed within the floodplain.
4. No separate retail space is allowed on the property, and any retail sales shall be secondary and incidental to the wholesale sales.
5. The applicant must comply with the East Hempfield Township Subdivision and Land Development Ordinance and Stormwater Management Ordinance.

6. The operator of the property or business must abide by the same rules, regs and conditions as DL Holdings, LLC.
7. The ZHB Standard Conditions.

The motion was seconded by Mr. Bingham, which carried 4-0 in favor.

The meeting adjourned at 8:10 P.M.