

The regular meeting of the East Hempfield Township Zoning Hearing Board (ZHB) was held on Monday, August 16th, 2021 at 7:00 p.m. at the Township Municipal Building, 1700 Nissley Rd, Landisville, PA. Members present were Elam Herr, Mark Hansen, Andy Loose and John Bingham. Also present were Attorney Jason Hess, Zoning Officer Nathaniel Sturgis, Director of Development Services Jon Beck, and a court reporter.

The meeting was called to order at 7:00 p.m. by the Chairman, Mr. Herr, who led the Pledge of Allegiance.

Mr. Hansen made a motion to approve the July 19th, 2021 minutes. The motion was seconded by Mr. Bingham, which carried 3-0-1 in favor. Mr. Loose abstained due to being absent for the July meeting.

New Business

Case No. 2433: Redwing Ventures LLC, 44 W. Brandt Blvd, seeking a special exception for a substitution of a nonconforming use

Present were Jeff, Martha, and Matthew Groff, Redwing Ventures LLC, and Attorney John Mateyak.

Residents Sheryl Miller, 144 Stony Battery, and Adam Pettis, 25 W. Brandt Blvd commented on their support for the coffee roasting business.

Mr. Hansen made a motion in Case No. 2433 to grant the special exception request pursuant to section 270-6.7, substitution of a nonconforming use, with the following conditions:

- All parking spaces will meet Township requirements
- Operating hours be restricted to 7:00am-5:00pm
- Standard Conditions

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

Case No. 2434: TLK Partners Inc, 200 Running Pump Rd, seeking a special exception to expand a nonconforming use and a variance for lot coverage

Present was George Zink, TLK Partners Inc, and Attorney Craig Deihl

Mr. Hansen made a motion in Case No. 2434 to grant a special exception request pursuant to section 270-6.6, to expand a nonconforming use, and to grant a 12.6% variance to section 270-3.5.E(5)(b) for a total lot coverage of 52.46% with the Zoning Hearing Board's standard conditions. The motion was seconded by Mr. Loose, which carried 4-0 in favor.

Case No. 2437: Jayson Rodriguez, 509 Rohrerstown Rd, seeking a special exception to extend a temporary use permit

Present was Jayson Rodriguez, applicant, and Eddie Perales acting as a translator for the applicant.

Mr. Hansen made a motion in Case No. 2437 to grant the special exception request pursuant to section 270-9.3.A(16)(b) to grant a 6 month time extension for temporary use permit #210222. The motion was seconded by Mr. Loose, which carried 4-0 in favor

The meeting adjourned at 8:51pm