

CONDITIONAL USE HEARING

June 10, 2019

*Keystone Kreider Properties, LLC – Warehouse/Contractors Yard
382 Perry Hwy
Harmony, PA 16037*

The Lancaster Township Conditional Use Hearing was called to order by Chairman Joseph Plesniak at 6:32PM. Those in attendance were, Chairman Joe Plesniak, Supervisor Dennis Kerr, Township Manager Ben Kramer, Township Secretary-Treasurer Chrissy Senft, Sergeant Mike Cornell, Patrolman Christopher Altman, Township Engineer Gannett Fleming represented by Tom Thompson, Solicitor Chris Reese and Court Reporter Eugene Hazy. Keystone Kreider Properties LLC was represented by Ed Moore of Sheffler Engineering and property owner Barry Kreider was present. The following residents also attended: Randy Anno, Dennis Link, Tim Greenlund, George Coholich, George Roman, Chrystal & Tim Zinkham, Connie Domhoff, Pat Stirling, Kathy Ligday, Bill Frank, Tony Leo, Debbie Scott, and Frank Noland.

Chairman Joe Plesniak introduced himself as Supervisor and Chairman of the Board and requested the Township Officials and Staff rise and state their name to the audience. Upon completing the introductions. All those planning to give testimony or speak on the record during the hearing were asked to remain standing and be sworn in by Court Reporter Eugene Hazy.

Chairman Plesniak requested that Solicitor Reese explain why the hearing was being held and the process that would be followed for the duration of the hearing. Mr. Reese explained that Keystone Kreider Properties LLC has submitted a preliminary development plan for a storage warehouse to be located at 382 Perry Highway. This property is in the mixed-use district and is listed as one of the permitted uses. The Board of Supervisors may request specific conditions be followed by the property owner upon approval of the use.

Ed Moore of Sheffler Engineering explained how the property was intending to be used. Mr. Moore explained that the warehouse to be built will be used to house miscellaneous building materials to construct privacy walls primarily at industrial locations. Typically, 1 tractor trailer delivery of materials would be expected quarterly. Less than 5 employees would be on site and the warehouse would have 1 conference room and one administrative office.

Mr. Moore was asked if he had any documents that he wanted to submit for the record and declined.

Township Manager/Zoning Officer Ben Kramer was asked if he had any documents to submit for the records. Mr. Kramer requested the following documents be entered:

Notice of Public Hearing. This Notice of Public hearing was advertised in the Butler Eagle on June 1, 2019. Additionally, the Notice of Public Hearing was posted adjacent to the proposed access road to facility, at the Lancaster Township Municipal Building, and sent to all property owners within 200' of the property.

1. Butler Eagle Proof of Publication
2. Lancaster Township Planning Commission meeting minutes from May 9, 2019
3. Lancaster Township Zoning Ordinance #89. Article V Zoning and Overlay District Regulations, Section 503, Medium Residential District Parts A-G, Section 505, Mixed Use District, Parts A-G, and Section 510 Access Management & Design Overlay District, Parts A-G
4. Lancaster Township Zoning Ordinance #89 Article VI Permitted Principal Uses and Conditional Uses by Zoning District, Table 601, Table of Authorized Uses by District. Indicating a Contractors Establishment/Yard requires Conditional Use Approval in the Mixed-Use Zoned District
5. Lancaster Township Zoning Ordinance #89. Article IX, Board of Supervisors, Section 906, Standards and Criteria for Specific Uses, Part A, Subpart 18; Contracting Establishment/Yard
6. List of property owners that were notified
7. Gannett Fleming Engineering Review Letter Dated May 6, 2019 addressing Keystone Kreider Properties, LLC Conditional Use Application.

8. HRG Incorporated verification of system capacity letter for Western Butler County Authority dated March 15, 2019.

The general public was asked if they had any questions for Keystone Kreider Properties, LLC.

Resident Kathy Ligday of 423 Little Creek Road asked if any products to be stored would be combustible. Property Owner Barry Kreider responded that there would possibly be products that are flammable, and they would be appropriately stored per those materials specific storage requirements. Ron Rearick of 376 Perry Highway was concerned about what the space would look like, and Mr. Kreider indicated very little would be visible due to the trees on the property and gave a description of the warehouse including the intended color of the building. Following brief discussions between Mr. Moore & Mr. Rearick there were no further comments.

The Township Manager/Zoning Officer did not have any questions for Keystone Kreider Properties, LLC.

Neither the Township Engineer, Tom Thompson or Solicitor, Chris Reese had any questions for Keystone Kreider Properties, LLC.

Both Chairman Plesniak & Supervisor Kerr indicated they had no further questions for Keystone Kreider Properties, LLC.

Township Manager/Zoning Officer Ben Kramer presented the requirements of the Zoning Ordinance as follows:

The Zoning requirements are identified Lancaster Township Zoning Ordinance 89. Specifically, the following sections:

1. Lancaster Township Zoning Ordinance #89. Article V Zoning and Overlay District Regulations, Section 503, Medium Residential District Parts A-G, Section 505, Mixed Use District, Parts A-G, and Section 510 Access Management & Design Overlay District, Parts A-G
2. Lancaster Township Zoning Ordinance #89 Article VI Permitted Principal Uses and Conditional Uses by Zoning District, Table 601, Table of Authorized Uses by District. Indicating a Contractors Establishment/Yard requires Conditional Use Approval in the Mixed-Use Zoned District
3. Lancaster Township Zoning Ordinance #89. Article IX, Board of Supervisors, Section 906, Standards and Criteria for Specific Uses, Part A, Subpart 18; Contracting Establishment/Yard

Township Manger/Zoning Officer Ben Kramer recommended approving the Conditional Use Application as submitted and revised after the May 9, 2019 review by the Lancaster Township Planning Commission, contingent upon a satisfactory review by the Butler County Planning Commission. I would also like to reiterate that a copy of the Planning Commission Meeting minutes has been submitted as an exhibit. These were minutes from the May 9, 2019 meeting at which time the Planning Commission reviewed and recommended approval of the plan in accordance with the Gannett Fleming engineering review letter and satisfactory review by the Butler County Planning Commission.

At this time Keystone Kreider Properties and general public declined any questions to the Township Manager/Zoning Officer.

A motion was made by Supervisor Kerr at 6:52 to close testimony on the application and recess for deliberations, motion was seconded by Chairman Plesniak. At 7:15, the hearing was called to order at which point Supervisor Kerr made a motion to approve the conditional use pending the Solicitors office preparing and conducting a final reading of the findings of fact to be completed at the July 15, 2019 Board of Supervisors meeting. This was seconded by Chairman Plesniak and passed by a majority vote. Mr. Plesniak made a motion to adjourn the hearing at 7:17 pm. Seconded by Mr. Kerr and passed by a majority vote. Supervisor Kniess was absent.