

**WEST LAMPETER TOWNSHIP
ZONING HEARING BOARD
January 10, 2023**

A meeting of the West Lampeter Township Zoning Hearing Board was held on January 10, 2023 at 6:00 p.m. in the Township Building at 852 Village Road in Lancaster County, PA. Members present were Raymond Lanas, Terry Kauffman, John Lines. Also, present were Attorney Matt Creme, Recording Secretary Denise Glatfelter, Court Reporter Christy Della Rova, and Planning/Zoning Officers Kim Yepremian and Michele Neckermann, and Township Solicitor Jason Hess.

Reorganization:

For the position of **Chairman**, Terry Kauffman moved, seconded by John Lines to nominate Ray Lanas. There being no further nominations and only one candidate for the office, the nomination was closed by unanimous vote. A motion was made to appoint Ray Lanas as Chairman, motion carried.

For the position of **Vice-Chairman**, Terry Kauffman moved, seconded by Ray Lanas, to nominate John Lines. There being no further nominations and only one candidate for the office, the nomination was closed by unanimous vote. A motion was made to appoint John Lines as Vice Chairman, motion carried.

It was also noted that John Howard was re-appointed by the Board of Supervisors for the position of **Alternate** Zoning Hearing Board Member to a 3-year term.

MINUTES APPROVAL – John Lines made a motion to approve the December 14, 2022 minutes, seconded by Terry Kauffman. Motion approved 3-0.

Christian Glick – Millport Farm, LLC, 1518 Millport Rd., Lancaster, PA. Applicant is requesting a Special Exception from Section 285-67(b)(f) Non-conforming Use Substitution/Continuation and Interpretation of the Zoning Ordinance for Uses Not Provided.

Parties: Applicant
 George T Cook, Esquire Attorney for Applicant
 West Lampeter Township

Attorney George Cook of Blakinger & Thomas Law Firm was present to represent the Applicant Chris Glick. The applicant is requesting a Special Exception from Section 285-67(b) and (f) to continue use of a third dwelling unit in an existing structure. At the time of the hearing the Applicant requested and the Board allowed an alternate basis for the Special Exception under Section 285-26.B (Table of Uses) as a conversion apartment. Applicant's witnesses testified that the property had historically been used as a three-dwelling structure, however, other evidence in prior permit applications on file with the Township, show the property as a two-unit apartment in the main house. As a consequence, the Board considered this application as requesting a Special Exception under Section 285-26.B (Table of Uses) as a conversion apartment and not per Section 285-67(b)(f) continuation of a lawful non-conforming use.

Board Members went into an Executive Session at 7:40pm to discuss the testimony. Board Members returned at 7:46pm with the following Decision: The Board considered this application as requesting a Special Exception under Section 285-26.B (Table of Uses) as a conversion apartment and denies the Applicants request for a Special Exception approval for a continuation of a lawful non-conforming use under Section 285-67(b)(f).

Based on Testimony and evidence the Zoning Hearing Board approved the applicants request with the following conditions:

- A. Applicant is bound by the testimony and evidence presented in the hearing.
- B. Applicant shall obtain all necessary permits and approvals as required by applicable ordinances and regulations as a matter of law and as well as by a specific condition and approval.
- C. Applicant shall apply for and obtain permits for separate water service for each of the three apartments on the property, if there is capacity to serve the dwellings.

A Motion was made by Ray Lanos and seconded by Terry Kauffman to approve the Applicants Special Exception under Section 285-26.B
Motion approved 3-0

There being no further business before the Board, Ray Lanos adjourned the meeting at 7:48pm. Motion approved 3-0.

Respectfully submitted,

Denise Glatfelter