

**WEST LAMPETER TOWNSHIP
BOARD OF SUPERVISORS
WORK SESSION OF August 2, 2023**

In attendance this evening were Supervisors Barry Hershey, Randy Moyer, Geoffrey Beers, J. Richard Breneman and Randall Andrews; Planning Commissioners Scott Riekers, Mary Stoltzfus and Garrett Weaver; Terry Kauffman from Zoning Hearing Board. Township Manager DeeDee McGuire, Planning/Zoning Officers Kim Yepremian, Michele Neckermann, and Collin Fox from ARRO Consulting, were also in attendance.

Supervisor Hershey called the Work Session of the West Lampeter Township Board of Supervisors to order at 6:00 p.m.

PUBLIC INPUT PERIOD

Lee Smucker, 543 Strasburg Pike, commented on zoning changes from I/M to Agriculture. His property has been zoned Industrial for approximately 50-55 years. Currently 80% is used for light industrial by Smucker for laser printing and fabrication. The other 20% is used by Smucker & Sons for home improvement. Mr. Smucker is concerned with how this will impact his taxes and value of the land.

Supervisor Hershey commented that this topic is an agenda item and requested permission from the group to move it from last place to first.

ZONING ORDINANCE UPDATE

Michele Neckermann and Kim Yepremian, Planning/Zoning Officers, offered discussion on the following topics:

- Draft Zoning Map
- Requirements for Short-Term Rentals
- Requirements for Solar

Draft Zoning Map

Jay Ebersole, 527 & 529 Strasburg Pike, voiced his concern regarding the zoning changes and paying industrial taxes for the past 30 years.

Ryan Ebersole, 527 Strasburg Pike, voiced his concern for the zoning changes and what that will mean for taking over his dad's business.

Township Manager DeeDee McGuire, commented that she spoke with the assessment office and taxes never took zoning into account until this past assessment. Land Use code may change but the overall assessed value will not change.

Planning/Zoning Officers Michele Neckermann and Kim Yepremian offered discussion and commented that several areas are being looked at to rezone. The changes are to correct what can be interpreted as "Spot Zoning" and re-zone those areas to be similar to surrounding properties. All changes were reviewed by the Township Solicitor and he agreed with the proposed rezoning.

Michele and Kim explained zoning does take into account the availability of utilities such as water and sewer, traffic, the surrounding land and natural features when planning a map, not the appraisal or market values.

Short-Term Rentals

Township Manager DeeDee McGuire discussed the Short-term Rental recommendations draft ordinance and noted that the highlighted items will be in a separate short term rental ordinance per legal counsel. The non-highlighted items are to be in the zoning ordinance per legal counsel.

The Board discussed items they would recommend be eliminated or changed in the draft ordinance. A vote was taken for zoning districts where short-term rentals would and would not be permitted in the following:

- Rural Residential – Yes
- Agricultural – Yes
- Commercial-Highway – Yes
- Commercial-Neighborhood – Yes
- Industrial-Mixed Use – Yes
- Main Street – No
- Residential Village – No
- R-1 – Low Density Residential – No
- R-2 – Medium Density Residential - No
- R-3 – Medium-High Density Residential - No

Requirements for Solar

The Board reviewed requirements for solar panels including roof mounted, ground mounted, and grid scale that will be added to the zoning ordinance. No advertising is permitted on the panels.

Roof Mounted

- Permitted by right as an accessory on residential and commercial buildings.

Ground Mounted

- Special Exception is required from the ZHB along with other requirements to be determined.

Grid Scale

- Special Exception is required from the ZHB along with other requirements to be determined.

ADJOURNMENT

With no other business to be conducted, the meeting was adjourned at 8:24 p.m.

Respectfully Submitted,
Kim U. Yepremian, Planning/Zoning Officer