

**WEST LAMPETER TOWNSHIP
BOARD OF SUPERVISORS
WORK SESSION OF September 6, 2023**

In attendance this evening were Supervisors Barry Hershey, Geoffrey Beers, J. Richard Breneman and Randall Andrews; Planning Commissioners Mary Stoltzfus and Garrett Weaver; Terry Kauffman from Zoning Hearing Board; Township Manager DeeDee McGuire, and Planning/Zoning Officer Michele Neckermann.

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

PUBLIC INPUT PERIOD

No public comment.

ZONING ORDINANCE UPDATE

Michele Neckermann, Planning/Zoning Officer, offered discussion on the following topic:

- Draft Zoning Ordinance Map

DRAFT ZONING MAP

The zoning map was revised to eliminate MSL, OSR and OTR districts. Some district names are being edited and include Residential Village to Traditional Village, Medium-High Density to High Density, and eliminated OSR has been replaced with Conservation District, all to coordinate with the West Lampeter Comprehensive Plan.

The West Lampeter Township staff prepared and displayed ten maps for the group to review. The draft map proposes more than 150 parcels to change zoning districts.

Geoff Beers suggested the group consider leaving the commercial business parcels as they are currently zoned. Supervisor Beers noted that it may be considered spot zoning, but these parcels have been zoned like this for 30 years or more.

After a brief discussion and comments from both the working group and public, the group continued to review maps and zoning changes. Staff was given direction on how to proceed.

The group discussed the Commercial Highway parcels along Willow Street Pike and Village Road and proposed expanding the zone to include one more parcel referred to as 92A. The staff will verify parcel is not preserved.

The large parcel currently zoned OTR was examined and the group voiced concern with Low Density Residential being against Commercial Highway. There was brief discussion of possible options but the consensus was to stay with Commercial Highway as previously discussed.

The Township Manager shared the draft of a letter that will be mailed to the parcel owners notifying them of the proposed changes. After brief discussion and comments from the public, the group agreed that the letter should be sent.

EXECUTIVE SESSION

Supervisor Hershey excused the Board for an Executive Session to discuss a personnel matter.

ADJOURNMENT

With no other business to be conducted following the zoning ordinance map, the public meeting adjourned at 7:04 p.m. The Executive Session adjourned at 7:43.

Respectfully Submitted,

Teresa Strubel
Community Development Assistant