

**WEST LAMPETER TOWNSHIP
ZONING HEARING BOARD
February 8, 2022**

A meeting of the West Lampeter Township Zoning Hearing Board was held on February 8, 2022 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 and Tom Stem. Also, present were Attorney Bernadette Hohenadel, Recording Secretary Denise Glatfelter, Court Reporter Vanessa Smith, and Community Development Director Amanda Hickman.

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.

In regard to the appointment of a **Zoning Hearing Board Solicitor**, Terry Kauffman moved, seconded by Ray Lanas to appoint the firm of Nikolaus and Hohenadel, Matthew Crème, Esq. as legal counsel, motion carried. In lieu of Mr. Crème's attendance, an alternate solicitor from his office may handle the hearing, motion carried.

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

MINUTES APPROVAL – Terry Kauffman made a motion to approve the December 14, 2021 minutes, seconded by John Lines. Motion approved 3-0.

Christian Glick – 1518 Millport Rd., Lancaster, PA. Applicant is requesting a Variance from Section 285-43.D(8)(c) Additional Requirements for Accessory Uses and a modification of a previous Special Exception. NOTE: John Lines recused himself from this hearing as he was a party to Mr Glick's Special Exception hearing in October 2020. Alternate Tom Stem appeared for the Township in this matter.

Parties: Applicant
West Lampeter Township
Pat Wert 818 Lightfoot Drive
John Lines 1537 North Jefferson Court

Attorney George Cooke of Blakinger & Thomas Law Firm was present to represent the Applicant Chris Glick. The applicant is proposing a 2100sf addition to his existing business that was erected in April 2021. The applicant testified that he requires the additional space to install more freezer space for his pet food business that operates on his farm at 1518 Millport Road. This addition will not change any other aspect of the existing building, nor will it increase any traffic, noise or pollution to the surrounding neighbors. All other aspects of the original decision are still being followed and will continue in that fashion. Mr Cooke admitted exhibits marked A1 and A2 for the record. Applicant 1 was the previous decision from October 2020, and Applicant 2 was a drawing of the proposed expansion. After questions from the Board and questions and statements from the parties involved, and no objections from the Township.

Based on Testimony and evidence the Zoning Hearing Board approves the applicant 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.

A Motion was made by Ray Lanas and seconded by Terry Kauffman to approve the Applicants Variance to Section 285-43.D(8)(c).
Motion approved 3-0

Daniel King – 2250 Hollinger Rd., Lancaster, PA. Applicant is requesting a Variance from Section 285-27C.(2) and Section 285-43.D(14) NOTE: John Lines resumed his position on the Board for the remainder of the hearings.

Parties: Applicant
West Lampeter Township

Brock Snider 2251 Hollinger Road
Daniel Herr 2260 Hollinger Road

Daniel King was present to present his application. The applicant is requesting relief from the above Sections for an addition that he has started to construct on his property. Applicant was unaware that he required a permit to add on to his existing barn which is non-conforming. The addition is approximately 25 x19 in size and is 75% completed. The addition is being used to house vehicles and tools. Testimony was given by Brock Snider 2251 Hollinger Road who had no objection to the structure, and stated that it actually helped relieve stormwater runoff on his property across the street. Mr Snider also stated that since MR King purchased the property, he has cleaned up the lot making it benefit the other homeowners. The Board also heard testimony from Daniel Herr, 2260 Hollinger Road, who questioned the setbacks on the original building. Mr Herr also stated that Mr King has done a great job cleaning up the property. The question was asked by the Board if Mr King had considered making the addition smaller to fit within the required set back, to which he replied would be an option, along with moving the structure completely to another location on his property since the current location is within the flood plain. The Township stated that several other sections of the Zoning Ordinance should have been requested.

The Board went to an Executive Session at 7:05pm to discuss the application. The members returned at 7:11pm with the following suggestion: Members suggested that the applicant ask for a continuance to consider amending his application to include the additional Sections, bearing in mind that this property is mostly in a flood plain, or to consider moving his proposed structure to another location on his property that is not within the flood plain. The applicant stated that he would like to consider the continuance, and that the record be kept open until the next hearing date. A Motion was made by John Lines, and seconded by Ray Lanas to continue the hearing. Motion approved 3-0.

James and Justine Baum- 1835 Driver Ave., Lancaster PA. Applicant is requesting a Variance from Sections 285-70E Driveways and 285-43D(9)(c)1[a][b] Fences.

Parties: Applicant
West Lampeter Township

James Baum was present to present his request. The applicant stated that since the road had been repaved, it made the road higher than his driveway making a flooding issue. Mr Baum had his driveway repaved and made larger to 34ft in width and added curbing to deflect the water runoff. The allowable width is 20ft at the cartway. The applicant also installed a 6ft solid privacy fence approximately 3 ft from the property line and out to the roadway. The applicant is asking for a 15ft variance and to be allowed to keep the 6ft solid fence to eliminate some of the unwanted

lights from vehicles. Applicant has since removed several sections of fencing to be within the required setbacks and site lines.

Based on testimony and evidence the Zoning Hearing Board approves the applicants request with the following conditions:

- A. Applicant is bound by the testimony and evidence presented at the hearing.
- B. Applicant shall obtain verification from the Township Public Works Director that the widening oof the driveway and the addition of curbing is acceptable and in compliance with Township regulations.
- C. Applicant shall obtain verification for the Township that the fence is setback the required distance from the road and will remove any additional sections necessary to meet the required setbacks.

John Lines made a motion, seconded by Terry Kauffman to approve the applicants request, pending further driveway inspections by the Township Road Master. Motion approved 3-0.

There being no further business before the Board, Ray Lanas adjourned the meeting at 7:26pm. Motion approved 3-0.

Respectfully submitted,

Denise Glatfelter