

**WEST LAMPETER TOWNSHIP
ZONING HEARING BOARD
April 9, 2019**

A meeting of the West Lampeter Township Zoning Hearing Board was held on April 9, 2019 at 7:00 p.m. in the Township Building at 852 Village Road in Lancaster County, PA. Members present were John Howard, Raymond Lanas and Tom Stem. Also, present was Recording Secretary Denise Glatfelter and Court Reporter Ray Danyo.

MINUTES APPROVAL – A motion to approve the minutes of the meeting from March 12, 2019 was made by Ray Lanas and Seconded by Tom Stem. Motion carried 3-0.

Penn Grant Willow Street, LP – Variance

A Hearing on the application of Penn Grant Willow Street, LP located at 2930 Willow Street Pike, Willow Street, PA. Applicant is requesting a Variance from Section 285-27(A) Building Setback.

Parties: Applicant
West Lampeter Township

Proof of posting and advertising was presented at the hearing.

Present was Attorney Melvin H Hess Esq representing the Applicant Penn Grant Willow Street LP, and Michael Saxinger, of Saxinger and Associates 715 Eden Road, Lancaster, PA

Applicant is requesting a Variance from Section 285-27(A) and Note A to allow the placement of a walk-in-cooler within the required setback from the Western boundary of the property. The amount of the requested encroachment is 7.45 feet into the required 50- foot setback.

Exhibits previously entered into evidence at the February 12, 2019 hearing were noted for this hearing. After testimony from Mr Jivani, and questions from the Zoning Board members, Ms Warren stated that she wanted to note that with the installation of the 8-foot by 35-foot cooler that the impervious coverage on this lot would now be at 68 % of total coverage allowed.

A Motion was made by Ray Lanas, and seconded by Tom Stem to approve the Variance from Section 285-27(A) and Note A Building Setbacks, for the placement of a walk-in-cooler as this is a de minimus Variance 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.

There being no further business before the Board, John Howard made a motion seconded by Ray Lanas to adjourn the meeting. Motion approved 3-0.

Meeting adjourned at 7:26 p.m.

Respectfully submitted,

Denise Glatfelter