

**WEST LAMPETER TOWNSHIP  
BOARD OF SUPERVISORS  
WORK SESSION OF June 7, 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. Township Manager DeeDee McGuire, Planning/Zoning Officers Kim Yepremian and Michele Neckermann were also in attendance.

Supervisor Hershey called the Work Session of the West Lampeter Township Board of Supervisors to order at 6:02 p.m.

**PUBLIC INPUT PERIOD**

Mike Wagner, commented on his request for West Lampeter Township to consider changing the existing OTR zoning for two parcels at the intersection of Beaver Valley Pike and the Willow Street Pike, owned by his client Mylin Holdings. Mr. Wagner did not provide specific uses desired there, but reiterated that demand for office space is minimal. He also believes that some residential use on the northern edge of the property would blend into the existing neighborhood. He is hoping that tonight's discussion will lead to an appropriate re-zoning of the subject parcels.

Dustin Landis, a resident of 120 Wilton Drive in Strasburg and owner of a short term rental property in West Lampeter, is a strong proponent of providing for short term rental use with requirements in the residential districts in the Township.

Rick Poillon of Willow Valley Associates, asked the committee to consider extending and "smoothing out" the Commercial Highway Zoning district at Willow Valley Square to include 2401 Willow Street Pike, 8 Locust Lane, and the northeast corner of 2417 Willow Valley Square, which are all currently zoned R-1.

Sam Lapp, a resident on Pioneer Road, commented that he is a proponent of short term rentals and feels that they are a big benefit to the Township. They provide a place for families to stay when hotels are full and bring in revenue.

Levi Glick, 820 Lightfoot Drive, asked the committee to again consider the rezoning of the family's farm at 1618 Millport Road from the R-1 zoning district to the Agricultural district.

James Brown, 1810 Putter Avenue, also supported short term rentals and spoke of the extensive vetting process that Air-b-n-b website uses to screen property owners and applicants to aid in preventing problematic hosts and guests.

**ZONING ORDINANCE UPDATE**

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

**Revisit Short term Rental**

The group began reviewing and discussing criteria for short-term rentals:

- Owner-occupied by the majority owner for 70% of year.
- Short term rental may be on the same parcel or an adjacent parcel.
- Limited to one rental per resident owner.
- Possible commercial zoning districts other than solely Industrial/Mixed to be evaluated.

## **Zoning Map**

The Group reviewed changes to the Zoning Map as follow up to the last meeting:

- WLT parks have been changed to surrounding zoning districts.
- Other OSR private lands have been changed to the surrounding zoning districts.
- Various isolated parcels have been changed to the surrounding zoning districts, as previously discussed.
- The two northern OTR parcels will be rezoned to Commercial Highway, and the parcel south of Route 222 will become Commercial Neighborhood.
- The majority of the committee did not support changing parcels along Lampeter Road in the Millport Road vicinity to Commercial Neighborhood.
- The committee was not interested in rezoning R-1 parcels in the Urban Growth Boundary to Agricultural, but would like guidance from the Zoning Solicitor on possible outcomes of rezoning only one parcel to the Agricultural district as part of the comprehensive rezoning versus in response to a petition from the property owner.
- There was discussion regarding the rezoning of commercial properties to Agricultural and Residential Village and the future effect it would have on these businesses. Zoning Officers explained that there is zoning and expansion protection and criteria for legally established non-conforming uses. The lack of traffic controls and infrastructure and lack of public utilities are reasons for removing current allowed commercial and industrial uses from the subject zoning districts.
- The RV district will be expanded to the west through Harvest Estates, including Village Park and a portion of Mentzer Road to the north. The small residential parcels along Mentzer Road will greatly benefit by the more generous impervious coverage and setbacks allowed by the RV district.
- Preserved farms will not be rezoned from the Agricultural district.
- We did not get to a discussion on the Engleside area.

## **Planned Residential Development**

We did not get this to agenda item regarding approval levels.

## **ADJOURNMENT**

With no other business to be conducted, the meeting was adjourned at 7:45 p.m.

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