

**WEST LAMPETER TOWNSHIP
ZONING HEARING BOARD
January 8, 2019**

A meeting of the West Lampeter Township Zoning Hearing Board was held on January 8, 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, Attorney Matthew Crème, Joellyn Warren, Zoning Officer and Court Reporter Ray Danyo.

MINUTES APPROVAL – A motion to approve the minutes of the meeting from October 9, 2018 was made by Ray Lanas and Seconded by John Howard. Motion carried 2-0 with 1 abstention.

2019 Reorganization

For the position of **Chairman**, Ray Lanas moved, seconded by Tom Stem to nominate John Howard. 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 as Chairman, motion carried.

For the position of **Vice-Chairman**, Tom Stem moved, seconded by John Howard, 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 Vice Chairman, motion carried.

In regard to the appointment of a **Zoning Hearing Board Solicitor**, John Howard 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**, John Howard moved, seconded by Tom Stem 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.

Weis Markets, Inc – Variance and Special Exception.

A Hearing on the application of Weis Markets, Inc located at 2600 Willow Street Pike, Willow Street, PA. Applicant is requesting a Variance from Section 285-51 Required Parking and Section 285-60 Signing and a Special Exception from Section 285-26 Use Table, Auto Service Station.

Parties: Applicant

West Lampeter Township

Rick Poillon on behalf of Willow Valley Assoc.

Tom Stem made a motion, seconded by Ray Lanas to approve Mr Poillon for Party Status. Motion carried 3-0.

Dr Richard Frey 2605 Willow Street Pike for the Hill Group of which he is the owner.

Ray Lanas made a motion seconded by Tom Stem to approve Dr Frey for Party Status. Motion carried 3-0.

Proof of posting and advertising was presented at the hearing.

Present were Attorney David Jones, from the law firm of Stock & Leader, representing Weis Market, Bill Swanick, Engineer from Herbert, Rowland & Grubic Inc, and Alex Ororbia, from Weis Market.

The Board heard testimony from Attorney Jones, Mr Swanick, and Mr Ororbia, regarding the Variance and Special Exceptions requests. Mr Swanick presented a corrected copy of the original page 1 of 4 drawing package, as well as an Exhibit marked Applicant 1, and an Interoffice Memorandum dated January 1, 2019.

After hearing testimony presented, the members recessed to an Executive Session at 8:05pm and returned to open session to give their decision at 8:20pm.

Motion made by Ray Lanas and seconded by Tom Stem to approve the requested Variance from Section 285-51-Required Parking and Section 285-60-Signing, and Special Exception from Section 285-26 Use Table as presented with the following conditions:

- A. Applicants are bound by the testimony and evidence presented at the hearing.
- B. Applicants shall comply with and 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 8:25 p.m.
Respectfully submitted,

Denise Glatfelter