

**WEST LAMPETER TOWNSHIP
ZONING HEARING BOARD
February 11, 2020**

A meeting of the West Lampeter Township Zoning Hearing Board was held on February 11, 2020 at 7:00 p.m. in the Township Building at 852 Village Road in Lancaster County, PA. Members present were Raymond Lanas, Tom Stem and Alternate John Lines. Also, present was Attorney Matthew Creme, Recording Secretary Denise Glatfelter, Court Reporter Raymond Danyo, Township Manager DeeDee McGuire and Zoning Officer Amanda Hickman.

MINUTES APPROVAL – A motion to approve the minutes of the November 12, 2019 meeting was made by Tom Stem and Seconded by Ray Lanas. Motion carried 2-0.

Re-Organization of the members was continued until the next ZHB meeting, due to illness.

Applicants were asked for any objections to an Alternate Member hearing their cases. There were no objections.

Party Status: All those in attendance were asked to state their names and addresses and were sworn in for the record to be considered for Party Status of their cases:

Lancaster Limeworks – No Additional Party Status

Kyle & Kelly Nardella – George and Mary Duff 1706 Wheatland School Rd

Motion approved 3-0.

Golf Road Holding – Jim & Pat Walsh 1815 Putter Ave
Judith & Eugene Homan 1815 Driver Ave
Beth & David Patterson 407 Golf Road
Ken Stoltzfus 500 Golf Road
David Boland 1018 Putter Ave

John Lines made a motion to accept the above individuals to party status, seconded by Tom Stem. Motion approved 3-0.

Lancaster Limeworks Inc 1251 Beaver Valley Pike Special Exception

A hearing on the application of Lancaster Limeworks Inc. for property located at 1251 Beaver Valley Pike, Willow Street, PA. Applicant is requesting a Special Exception from Section 285-43D(8)(J)[4][5][7] Additional Requirements for Accessory Uses.

Parties: Applicant
West Lampeter Township

The Board heard testimony from Jonathan Owens, Owner and Founder Of Lancaster Limeworks. Mr Owens was represented by Gary Efstration, Esquire

The property in question is owned by John D & Phyllis Eshelman, Mr Owens in-laws. Mr Owens currently resides in the in-law quarters at 1251 Beaver Valley Pike and would like to use the existing 2 barns on site that total 2,749 sf. Approximately 90% of the inventory required to perform his limestone business will be stored inside the existing barns. Sand would be stored outside on an existing concrete slab either in a “super-sack” or dumped by dump truck on the same site. Five-gallon buckets on pallets may be stored outside as well.

Hours of operations would be from 9am to 3pm. Mr Owen’s currently has 1-part time employee. Very little foot traffic on site. He is a Nationwide Distributor and ships via UPS Freight from their freight terminal.

A Motion to approve the Special Exception to Section 284-43D(8)(J)[7] was made by Tom Stem and seconded by John Lines. This approval is conditioned on the following conditions:

- A. Applicant is bound by the testimony presented at the hearing.
- B. Applicant shall obtain all necessary permits and approvals as required by applicable Ordinances and Regulations, as well as by specific conditions of this approval.

Motion approved 3-0.

Kyle & Kelly Nardella 1708 Wheatland School Road Special Exception

A hearing of the application of Kyle and Kelly Nardella for property located at 1708 Wheatland School Road, Lancaster, PA. Applicant is requesting a Special Exception from Section 285-43D(13)(g)[1]-Keeping of Pets

Party Status: Applicant
West Lampeter Township
George & Mary Duff
1706 Wheatland School Road

John Lines made a motion to accept the above individuals to party status, seconded by Tom Stem. Motion approved 3-0.

A Motion to approve the Special Exception to Section 285-43D(13)(g)[1] to keep goats as pets was made by Tom Stem and seconded by John Lines. This approval is conditioned on the following conditions:

- A. Applicants are bound by the testimony and evidence presented at the hearing.
- B. Applicants shall keep no more than three (3) goats on the property at any one time.
- C. Applicants 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 of this approval.
- D.

Motion approved 3-0

Golf Road Holding 402 Golf Road Special Exception

A hearing on the application of Golf Road Holding (Scott Reis, General Manager) for property located at 402 Golf Road, Lancaster, Pa. Applicant is requesting a Special Exception from Section 285-26 Table of Uses.

Party Status: Applicant
West Lampeter Township
Jim & Pat Walsh
1815 Putter Avenue
Beth & David Patterson
407 Golf Road
Ken Stoltzfus
500 Golf Road
David Boland
1810 Putter Avenue
Judith & Eugene Homan
1815 Driver Avenue

John Lines made a motion to accept the above individuals to party status, seconded by Tom Stem. Motion approved 3-0.

The applicant appeared without counsel and presented testimony and evidence through Mr Scott Reis, General Manager for Meadia Heights and Keith Good of CGA Architects, Inc.

Applicant is requesting a Special Exception approval to construct and operate an outdoor swimming pool for use by members only of the Meadia Height Golf Course. Pool will never be open to the public.

Jim & Pat Walsh, 1815 Putter Avenue, had concerns regarding the bath house and restrooms, as far as size and construction materials, as well as screening.

Judith & Eugene Homan, 1815 Driver Avenue spoke in favor of the project and sited enhancement to the area.

Beth and David Patterson, 407 Golf Road, had concerns regarding security lighting after hours and water runoff, but spoke favorable toward the project.

Ken Stoltzfus, 500 Golf Road, was in favor of the project.

David Boland, 1810 Putter Avenue, spoke of concerns regarding noise, lighting and parking issued during large events at the club, but was generally in favor of the project.

A Motion to approve the Special Exception to Section 285-26(D)(2) was made by Tom Stem and seconded by Ray Lanas. This approval is subject to the following conditions:

- A. Applicant is bound by the testimony and evidence presented at the hearing.
- B. Applicant shall provide the Township the Insurance Certificate specifically covering the swimming pool.
- C. The use of the swimming pool shall be limited to only use by members and their guests.
- D. The use of the swimming pool and all lights associated with the swimming pool use, except for security lighting, shall end at 9PM,
- E. Applicant shall obtain all necessary permits and approvals as required by a specific condition of this approval.

There being no further business before the Board, John Lines made a motion seconded by Ray Lanas to adjourn the meeting at 8:52pm. Motion approved 3-0.

Respectfully submitted,

Denise Glatfelter