

**WEST LAMPETER TOWNSHIP  
ZONING HEARING BOARD  
February 14, 2017**

A meeting of the West Lampeter Township Zoning Hearing Board was held on February 14, 2017 at 7:02 p.m. in the Township Building at 852 Village Road in Lancaster County, PA. Members present were John Howard, Raymond Lanas, and Rebecca Denlinger. Also present were Solicitor Matthew Creme, Community Development Director Joellyn Warren and Recording Secretary Denise Glatfelter, as well as Court Reporter Sharon Alexander.

**MINUTES APPROVAL** – The minutes of the meeting from December 13, 2016 were approved 3-0.

**Tim & Ashley Stoltzfus – Corrected Decision**

A Corrected Decision was necessary in order to clarify Condition C of the previous decision of December 13, 2016 Zoning Hearing Board. A Motion was made by Ray Lanas to approve the change. Motion was seconded by Rebecca Denlinger.

Motion carried 3-0

**FCI Properties, LLC – Variance** Applicant is requesting a Variance from Section 285-62 Table 1A Maximum Permitted Sign Area.

Parties: Applicants  
West Lampeter Township

Present was Wesley Morgan from CGA Architects, representing Keith & Lisa Reinhart of FCI Properties, LLC.

Proof of posting and advertising of the property was presented at the hearing.

The Board heard testimony from Wesley Morgan, and Keith Reinhart regarding the Variance request for a sign measuring 96 square feet to be placed on the north facing façade of the restaurant building. The maximum size of 70½ square feet is permitted. This sign would be one of four building signs proposed for this site.

A Motion was made by Rebecca Denlinger and seconded by Ray Lanas to approve the Variance request from Section 285-62 Table 1A subject to the following conditions:

- A. Applicants are bound by the testimony presented at the Hearing.

- B. Applicants shall obtain all necessary permits and approvals as required by applicable Ordinances and Regulations.
- C. The Applicant shall not be permitted to place or erect any other identification or advertising signage on the property other than the four signs described in testimony. Directional and/or parking lot signs will be permitted.

Motion carried 3-0

Meeting adjourned at 7:38 p.m.  
Respectfully submitted,

Denise Glatfelter