

**WEST LAMPETER TOWNSHIP  
ZONING HEARING BOARD  
March 13, 2018**

A meeting of the West Lampeter Township Zoning Hearing Board was held on March 13, 2018 at 7:01 p.m. in the Township Building at 852 Village Road in Lancaster County, PA. Members present were John Howard, Alternate Morey Young, and Alternate Tom Stem Also present was Recording Secretary Denise Glatfelter, Attorney Edward Browne and Court Reporter Christy Della Rova.

**MINUTES APPROVAL** – The minutes of the meeting from February 13, 2018 were approved 2-0 with 1 abstention.

**Daniel Fisher – Variance and Special Exception**

Applicant is requesting a Variance from Section 285-43.D(8)(c) Building Setbacks and Building Size and Special Exception from Section 285-43.D(8)(j)[7] Sale and Procession of Fertilizers.

Parties: Applicant

West Lampeter Township, Represented  
By Bill Crosswell, Esquire,  
Joellyn Warren and Kevin Hertzog  
Murray A Miller and Susan von der Luft  
767 Strasburg Pike, Strasburg PA 17579  
Daryn & Megan Sauder  
770 Strasburg Pike, Strasburg PA 17579  
Donald Broderick  
772 Strasburg Pike Strasburg PA 17579  
Byron & Margaret Ebersole  
838 Strasburg Pike Strasburg PA 17579  
Richard & Norma Hess  
765 Strasburg Pike Strasburg Pa 17579

Present were Steve Gergley from Harbor Engineering, representing Daniel Fisher. Brent Risser was also present to present testimony on the use, storage and safety of the fertilizer compounds in question on behalf of Daniel Fisher.

Proof of posting and advertising were presented at the hearing.

A Motion was made by Morey Young and seconded by Tom Stem to incorporate the official court transcription from the ZHB meeting from December 2017. Motion carried 3-0.

Mr Gergley stated that Mr Fisher was looking to install a permanent wall inside of his building making a section of the building 60x46 or 2760sf of permanent Ag storage, leaving a 62x74 or 4m440sf for business use and approximately 1000sf of storage space on the mezzanine level.

Mr Fisher also stated that no tractor trailers would be stored on site and business hours would only be between the hours of 9pm and 7am. Items to be stored inside of the facility would be, minerals, bail wrap, organic products, and dry products such as lime and gypsum products. There would be a total of 6 storage tanks: 3 each 10,000 gallons, 1 each 4500 gallon, 1 each 2500 gallon and 1 each 1500 gallon. The tanks were purchased from Snyder Industries and are currently 4 years old. There is a 5 year warranty on the tanks with a life span of 15 years.

At 9:15pm the members went in to Executive Session to discuss the testimony that was presented. Members returned at 9:30pm. Steve Gergley stated that the Applicant was willing to withdraw his Variance request if he would be allowed to return at the next meeting with a revised plan. A Motion was made by Morey Young and seconded by Tom Stem to continue the hearing to April 10, 2018 leaving the testimony open until that time. Applicant must have a revised plan submitted to the Township by the end of March 2018. Motion passed 3-0

Meeting adjourned at 9:45 p.m.  
Respectfully submitted,

Denise Glatfelter