

**WEST LAMPETER TOWNSHIP
ZONING HEARING BOARD
August 8, 2017**

A meeting of the West Lampeter Township Zoning Hearing Board was held on August 8, 2017 at 7:01 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 Bernadette Hohenadel, Community Development Director Joellyn Warren, Township Manager DeeDee McGuire and Recording Secretary Denise Glatfelter, as well as Court Reporter Christy Della Rova.

MINUTES APPROVAL – The minutes of the meeting from April 11, 2017 were approved 3-0.

Willow Valley Associates - Variance

Applicant is requesting a Variance from Section 285-65.D(1)(b) Buffer Yards and Section 285-11(G)(1) Time Limits and Approvals.

Hearing was continued until the September 12, 2017 meeting, at the request of the applicant.

Harvest Bible Chapel – Special Exception

Applicant is requesting a Special Exception from Section 285-42 Additional Requirements for Specific Uses.

Parties: Applicant
 West Lampeter Township

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

The Board heard testimony from Tom Bayless and Ed Bley regarding the Special Exception request for Additional Requirements for Specific Uses. Applicant is seeking to use the facility at 651 Lampeter Road, Lancaster Pa 17602 as a Place of Worship in an R-1 Residential Zone. Building had been used as a school prior to being listed for sale. Hours of operations would be Wednesday evenings and Sunday AM & PM There will be two (2) Sunday services. Currently there are 165 existing parking spaces on site, and also includes a gravel area for use for overflow parking. Zoning

Officer, Joellyn Warren requested as a condition for approval that parking must remain on site and no off-street parking be permitted. If a new parking area would be required, than a new Land Development Plan would be required.

A Motion was made by John Howard and seconded by Rebecca Denlinger to approve the Special Exception request from Section 285-42.A(38) subject to the following conditions:

- A. Applicants are bound by the testimony presented at the Hearing.
- B. The Applicant shall contain all parking for services and related events for the church on the subject property. If additional parking is required, Applicant shall make arrangements to utilize off site locations for overflow parking with shuttle service to the Church property.
- C. If Applicant determines in the future that it need to expand it parking facilities, Applicant shall comply with all applicable Township Ordinances and regulations and shall obtain all necessary approvals and permits from the Township and any other municipal agency as may be required for such expansion.

Motion carried 3-0

Meeting adjourned at 7:28 p.m.
Respectfully submitted,

Denise Glatfelter