

**WEST LAMPETER TOWNSHIP
ZONING HEARING BOARD
February 9, 2021**

A meeting of the West Lampeter Township Zoning Hearing Board was held on February 9, 2021 at 6:00 p.m. in the Township Building at 852 Village Road in Lancaster County, PA. Members present were Raymond Lanas, Terry Kauffman, and John Lines. Also, present were Attorney Matt Crème, Recording Secretary Denise Glatfelter, Court Reporter Ray Danyo, Township Manager DeeDee McGuire and Community Development Director Amanda Hickman.

Oath of Office: John Lines was sworn in as a Zoning Hearing Board member.

REORGANIZATION – For the position of **Chairman**, Terry Kauffman moved, seconded by John Lines 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 as Ray Lanas Chairman, motion carried.

For the position of **Vice-Chairman**, John Lines moved, seconded by Ray Lanas, to nominate Terry Kauffman. 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 Terry Kauffman as Vice Chairman, motion carried.

MINUTES APPROVAL – Terry Kauffman made a motion to approve the October 13, 2020 minutes, seconded by Ray Lanas. Motion approved 3-0.

Backyard Living LLC – 946 May Post Office Road. A Hearing on the Application of Backyard Living LLC for property located at 249 Wolgemuth Drive, Lancaster, PA. Applicant is requesting a Variance from Section 285-27.A.(C) Accessory Structures

Parties: Applicant
West Lampeter Township

The Board heard testimony from Melvin Esh, from Backyard Living LLC,

The Applicant is requesting a maximum 2 -foot variance under Section 285-27 pertaining to the minimum side yard setbacks for a patio and deck.

The applicant presented testimony and evidence describing the property and the location of the deck and patio on the property, and that the yard where the deck and patio are located functions as a rear yard although meeting the Zoning Ordinance definition of a side yard.

Based on all the testimony the Board approves the Applicant's Variance request for a maximum 2- foot variance under Section 285-27 pertaining to minimum side yard setbacks conditioned on the following:

- A. Applicant is bound by the testimony presented at the hearing.
- B. Applicant shall comply and obtain all necessary permits and approvals as required by applicable ordinances and regulations.

Motion from Terry Kauffman and Seconded by John Lines, Motion approved 3-0.

J. Garber Enterprises, LLC – PO Box 63, Willow Street, PA A Hearing on the Application of J. Garber Enterprises LLC for property located at 1 West Kendig Road Willow Street, PA. Applicant is requesting a Special Exception from Section 285-5.B; Use Not Specifically Regulated.

Parties: Applicant
West Lampeter Township
Jeremy Garber
Steve Gergely, Harbor Engineering
Benjamin Kurtz

The Board heard testimony and evidence through witnesses including Jeremy Garber, Ben Kurtz and Steve Gergely.

The applicant is requesting a special exception for a Use not Specifically Regulated under Section 285-5.B , specifically a shop for metal and wood fabrication work.

Based on all of the testimony the Board approves the applicant's request for a Special Exception for a Use Not Specifically Regulated under Section 285-5.B for a shop for metal and wood fabrication work conditioned on the following:

- A. Applicant is bound by the testimony and evidence presented in the hearing.
- B. Applicant shall obtain all necessary permits and approvals as required by applicable ordinances and regulations.

- C. Applicant remains bound by all conditions imposed by the April 15,2008 conditional use approval applicable to this property.
- D. All repairs performed on the property shall be by appointment only.
- E. No fabrication or repair work shall occur outside the garage building on the property.
- F. All materials and parts shall be stored inside.
- G. No vehicles for service shall be parked on the property for more than 21 days

Motion from John Lines and Seconded by Terry Kauffman to approve the Special Exception request. Motion approved 3-0

There being no further business before the Board, Ray Lanas adjourned the meeting at 6:56pm. Motion approved 3-0.

Respectfully submitted,

Denise Glatfelter