

**WEST LAMPETER TOWNSHIP  
BOARD OF SUPERVISORS  
WORK SESSION OF MAY 3, 2023**

In attendance this evening were Supervisors Geoffrey Beers, J. Richard Breneman and Randall Andrews; Planning Commissioners Scott Riekers and Garrett Weaver. Township Manager DeeDee McGuire, Planning/Zoning Officers Kim Yepremian and Michele Neckermann and ARRO consultant Bradley Smith were also in attendance.

Supervisor Beers called the Work Session of the West Lampeter Township Board of Supervisors to order at 6:06 p.m.

**PUBLIC INPUT PERIOD**

Mike Wagner, representing Mylin Holdings LP, commented on his request for West Lampeter Township (WLT) to consider changing the existing OTR zoning for two parcels owned by his client Mylin Holdings at the intersection of Beaver Valley Pike and the Willow Street Pike. Mr. Wagner did not provide specific uses desired there, but commented that demand for office space is minimal. He stated that demand for medical use space however is growing, and that many restaurants now require drive-thru's which should be an allowed use. He also believes that some residential use for that property would be appropriate. His request is that the group continue discussion of the removal of the OTR district, and that they consider his comments in making their decision.

John King, from Spring Hollow Road, expressed concern and requested the Township revisit Air BNB's as the group was considering some restrictions on those uses at their last meeting. He shared the positive experience that he and his wife have had with one that they own in Ronks, Pa.

Chris Glick, from Millport Rd., thanked members for their support of agriculture and read a statement regarding land smoothing/clean fill placement as an agricultural process regulated by DEP. Mr. Glick also stated that WLT has no role in approving such uses in the Township.

**ZONING ORDINANCE UPDATE**

Kim Yepremian and Michele Neckermann, Planning/Zoning Officers, and Bradley Smith from ARRO Consulting, offered discussion on the following topics:

**Review Uses & Dimensional Requirements of the Commercial Zones.**

The group began reviewing the uses of the Industrial-Mixed Use. There was discussion about the following:

- Discussed why schools & restaurants are proposed in this zone, as well as idea of this Industrial/Mixed Use Zone.
- Agreed Auto Repair should be permitted use.
- Adding Car Dealer to permitted use. Post Meeting Note: Car Dealer is listed as: Sales of Motorized Vehicles & Equipment.
- Move Industrial Involving Packing & Mini-warehouse, from special use to permitted use.
- Add Retail
- Dimensional requirements height will be crafted to all building heights over 40'-60' by special Exception.
- Discussed and agreed R-3 dwelling types & dimensional requirements were okay to remain.
- Agreed Junkyards and Solar would remain proposed as Conditional Uses.

**Commercial Highway**

- The group discussed adding Auto Filling Stations to this district and retail over 8,000 SF and moving Schools all to Special Exception
- Add Hotel to Permitted Uses.
- No dwellings

### Commercial Neighborhood

- Discussed adding Auto Repair as a use under Special Exception.
- Only Dwelling type would be apartments.
- Staff going to research changing zoning of preserved farms

### Main Street and Residential Village

- Dimensional requirements were discussed and agreed to make the following changes:  
RV Commercial Use front yard setback increased to 15' and rear reduced to 30' and accessory side and rear setback to be 10'

Main Street reducing residential rear yard setback to 15' and Commercial front yard 15' and 30 for rear yard.

### Zoning Map

The Group reviewed the Zoning Map that was numbered.

- Area 1 is proposed to change from I/M to Agriculture
- The area of CN just north of area 1 to R-1
- Expand the RV area to include Area 5 & 6 and houses along Mentzer Rd.
- The group discussed possible districts for areas 7 & 8, agreed we will come back with options for the next meeting in June
- Also going to look at options for Ingleside area.
- It was suggested to change commercial highway MS
- Agreed parks zoned as OSR will change to match zoning around them.

### Requirements

- Group briefly discussed Planned Residential Communities requirements was needed to be defined more with the removal of overlays.

### ADJOURNMENT

With no other business to be conducted, the meeting was adjourned at 8:09 p.m.

Respectfully Submitted,  
Michele M Neckermann, Planning/Zoning Officer