

**WEST LAMPETER TOWNSHIP
ZONING HEARING BOARD
May 10, 2022**

A meeting of the West Lampeter Township Zoning Hearing Board was held on May 10, 2022 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 Matthew Creme, Recording Secretary Denise Glatfelter, Court Reporter Christy Della Rova and Community Development Director Amanda Hickman.

MINUTES APPROVAL – John Lines made a motion to approve the May 10, 2021 minutes, seconded by Terry Kauffman. Motion approved 3-0.

Daniel King – 2250 Hollinger Rd., Lancaster, PA. CONTINUATION
Applicant is requesting a Variance from Section 285-27C(2) Building Setbacks. There was no one present for this hearing so the Board held off any decision until the end of the meeting. At the conclusion of the Dustin Martin hearing, the applicant was still absent. Terry Kauffman made a Motion, Seconded by John Lines to deny the Applicant application. Motion approved 3-0.

Dustin L & Kelsey M Martin – 183 Schoolhouse Road, New Providence PA. Applicant is requesting a Variance from Section 285-43D(8)(b) Additional Requirements for Accessory Uses and Special Exception(s) from Sections 285-43D(8)(c) and 285-43D(8)(j)[4] & [5] for property located at 1906 Bridge Road, Lancaster, PA.

Parties: Dustin L & Kelsey M Martin
West Lampeter Township

W Bryan Byler, Esq was present to represent the Martins. The Martin's are in the process of acquiring the Martin family farm from the estate of his grandfather Fred Martin. The farm consists of 63.4 acres and is currently zoned Agricultural. The Martins wish to continue farming the property but would like to move their main business DWD Landscaping & Services, LLC to the property as well. Applicants propose no retail sales or service of any sort. In addition to the farming activities DWD will have employee's coming and going each morning as they prepare for the workday. The farm will still be farmed by rental as it has been in the past.

The Applicants are requesting a Variance from Section 285-43D(8)(b) for the number of employees. Currently the Martins employ 20 seasonal staff. On any business day nearly all of those workers will be on different job sites. Employees will start at 6:30am to load up for the day and return to the farm after 5:00pm to leave for the day. At no time would there be any more than six employees staying at the farm, and they would be performing maintenance on equipment or preparing for the next days business activities. Over the winter months only 6 people are employed and they are doing snow removal for clients and maintenance of mowers and vehicles.

Applicants are requesting a Special Exceptions from Section 285-43D(8)(J)[4], to permit the use of the property for a landscape business, Section 285-43D(8)[j][5] to permit the processing and storage of agricultural products not produced on the property. Currently materials such as mulch are being picked up at another facility, but there are times when some overflow will remain on site for other jobs. Currently Mr Martins has 9 trucks and 15 trailers. 7 to 8 of those vehicles will be kept outside overnight. It is Mr Martins intention, to build a 6,000sf building some time in the future to house all of his vehicles and equipment, which will be handled separately from this request.

The Township has no objections to this request, but request that additional parking on stone bed area. No further buffering will be required

Based on Testimony and evidence the Zoning Hearing Board approves the applicant request with the following conditions:

- A. Applicants are bound by the testimony and evidence presented at the hearing.
- B. Applicants shall obtain all necessary permits and approvals as required by applicable Ordinances and Regulations.
- C. Applicant shall provide a parking area on the Property that is in an appearance and conditions satisfactory to the Zoning Officer.
- D. Applicant shall have a maximum of 20 employees who are not residents or owners of the property or a relative of the resident or owner of the property.

Motion by Ray Lanas to grant the applications, seconded by Terry Kauffman, Motion approved 3-0.

There being no further business before the Board, Ray Lanas adjourned the meeting at 7:18pm. Motion approved 3-0.

Respectfully submitted,

Denise Glatfelter