

**WEST LAMPETER TOWNSHIP
ZONING HEARING BOARD
June 9, 2020**

A meeting of the West Lampeter Township Zoning Hearing Board was held on June 9, 2020 at 7:00 p.m. in the Township Building at 852 Village Road in Lancaster County, PA. Members present were Raymond Lanas, Alternate John Howard and Alternate John Lines. Also, present was Attorney Matthew Creme, Recording Secretary Denise Glatfelter, Court Reporter Lisa Miller, Township Manager DeeDee McGuire and Community Development Director Amanda Hickman.

Oath of Office: John Howard was sworn in as an Alternate Zoning Hearing Board member.

MINUTES APPROVAL – A motion to approve the minutes of the February 11, 2020 meeting was made by John Lines and Seconded by Ray Lanas. Motion carried 2-0 with 1 abstention.

Re-Organization of the members was continued until the next ZHB meeting, due to illness.

Applicants were asked for any objections to Alternate Members hearing their cases. There were no objections.

Randal S Andrews, 421 Penn Grant Road, Special Exception and Variance.

A hearing on the application of Randall S Andrews for property located at 1214 Beaver Valley Pike, Willow Street, PA. Applicant is requested a Special Exception from Section 285-26 and 285-43-8, Allowable Uses-Farm Related Business (Grain Storage Facility) and a Variance from Section 285-43-8-C Farm Related Business in excess of the maximum square footage of 6000 sf.

Mr Howard disclosed that Randall Andrews is a neighbor of his, and in March he had provided Mr Andrews with information on the laws regarding real estate taxation of agricultural structures. Mr Howard also disclosed that he has a business relationship with Clayton Andrews, owner of the subject property, in which Mr Andrews purchases hay from him out of the field. Solicitor Matthew Crème offered the opinion that these relationships

would not prohibit Mr Howard from participating in and rendering a decision in the case.

Party Status: All those in attendance were asked to state their names and addresses and were sworn in for the record to be considered for Party Status of their cases:

Parties: Applicant
West Lampeter Township
Chris & Jeff Haverstick, 645 Otsu Road
Joe Rohrer, 725 Lime Valley Road
Ken Leaman 2432 Shiprock Road
Ray Groff, 625 Otsu Road
Clayton Andrews, 1214 Beaver Valley Pike
Cody Andrews, 421 Penn Grant Road

John Lines made a motion, seconded by John Howard to accept the parties.

Motion approved 3-0.

The Board heard testimony from Randall, Clayton and Cody Andrews regarding property at 1214 Beaver Valley Pike which is owned by Clayton Andrews. Applicant has requested a Special Exception under Section 285-43.D(8)(j)[5] and a Variance under Section 285- 43.D(8)(c) to construct a grain storage facility as a farm related business. The Variance is to allow the use of approximately 11,300sf of newly constructed buildings where a maximum of 6,000sf is permitted.

A Motion was made by John Lines and seconded by John Howard to approve the Applicants' requested Special Exception to Section 285-43.D(8)(j)[5] and a Variance to Section 285-43.D(8)(c) to operate a grain storage facility as a farm related business and to construct buildings using approximately 11,300sf where a maximum of 6,000sf is permitted. This approval is conditioned on the following:

- A. Applicants are bound by the testimony and evidence presented in the hearing.
- B. Applicants shall obtain all necessary permits and approvals as required by applicable ordinances and regulations as a matter of law and as well as by a special condition of this approval.

Motion approved 3-0

RV Value Mart- 2718 Willow Street Pike

A hearing on the application of Scenic Ridge Company for property located at 1718 Willow Street Pike, Willow Street, PA. Applicant is

requesting a Modification of a prior Zoning Hearing Board Decision dated December 3, 2019 as it relates to moving the new building location.

Parties: Applicant

West Lampeter Township

David Chobanoff, Scenic Ridge Company

Brian Cooley, DC Gohn Associates

Andy & Audrey Stinson, 2712 Willow Street Pike

The Board heard testimony from David Chobanoff of Scenic Ridge Company and Brian Cooley of DC Gohn Associates. The applicant presented testimony and evidence regarding the history of the property. The Applicant also presented evidence regarding the proposed use and the nature and character of the neighborhood. Applicant is requesting a modification of condition to permit the construction of the propose building at a location different from what was approved in a hearing on November 12, 2019.

Members left the room for an Executive Session at 9:00pm. Members returned to the regular meeting at 9:07pm

A Motion was made by John Howard and seconded by John Lines to approve the Applicants requested modification to permit the construction of a proposed building at a location different from the original hearing decision. This approval is conditioned on the following conditions:

- A Applicants are bound by the testimony and evidence presented in the hearing.
- B Applicants shall obtain all necessary permits and approvals as required by applicable ordinances and regulations as a matter of law and as well as by a specific condition of this approval.

Motion approved 3-0.

There being no further business before the Board, Ray Lanas adjourned the meeting at 9:10pm. Motion approved 3-0.

Respectfully submitted,

Denise Glatfelter