

**WEST LAMPETER TOWNSHIP  
ZONING HEARING BOARD  
June 11, 2019**

A meeting of the West Lampeter Township Zoning Hearing Board was held on June 11, 2019 at 7:00 p.m. in the Township Building at 852 Village Road in Lancaster County, PA. Members present were John Howard, Raymond Lanas and Tom Stem. Also, present was Attorney Ed Browne, Recording Secretary Denise Glatfelter and Court Reporter Diana Netherton.

**MINUTES APPROVAL** – A motion to approve the minutes of the meeting from April 9, 2019 was made by Ray Lanas and Seconded by Tom Stem. Motion carried 3-0.

Anil & Jyotsna Jivani, 2504 Willow Street Pike – Variance

A hearing on the application of Anil and Jyotsna Jivani, for property located at 2504 Willow Street, Pike, Lancaster, PA, Sonoco Gas Station and Convenience Store. Applicant is requesting a Variance from Section 285-57(B) and Table 1A Sign Requirements.

Parties: Applicant  
West Lampeter Township

Proof of posting and advertising was presented at the hearing.

Present was Attorney Julie Slabinski Esq. from the Law Firm of Gible, Kraybill & Hess, representing the Applicants, Anil & Jyotsna Jivani

Applicant is requesting a Variance from Section 285-57(B) and Table 1A to request a dimensional variance to exceed the maximum permitted sign height in the Main Street Limited (MSL) zoning district. Applicant is seeking to install a new, more visible free-standing sign in order to address traffic safety issues. Prior to 2010, Applicant had an 18-foot freestanding nonconforming sign, that was damaged due to a motor vehicle accident and needed to be replaced. Due to zoning changes, a smaller 12-foot sign was installed.

Mr Jivani testified that traveling southbound the gas station may be accessed by making a turn from the left lane (there is no designated left turn lane). Traveling northbound the property may be accessed by the left lane at one of two separate entrance points (again, no designated left turn lane). The posted speed limit on Route 222 North & South is 45 mph. The applicant stated that in his experience and observation, that the actual rate of speed is well above the posted limit, and believes that motorists do not have sufficient notice of the approaching entrances thereby creating safety issues. Upon further questioning by the Board, Mr Jivani confirmed that he had not observed any actual accidents or near misses other than the one that destroyed the original sign.

Applicant seeks zoning relief to install a taller freestanding sign on the property at the same location as the existing sign. The dimensional variance is requesting a freestanding sign that measures 18-feet 6-inches in height. The applicant also stated that the design and dimensional standards are propagated by the Sonoco Corporation to all of its locations.

At 7:46pm the members went in to Executive Session to discuss the presented testimony. The hearing reconvened at 8:06pm. Board members suggested leaving the testimony open until the next scheduled meeting in July 2019 in order for the Applicant to contact the Sonoco Corporation for more information on their signage requirements.

A Motion was made by Ray Lanias, seconded by Tom Stem to leave the testimony open until the next scheduled hearing in July 2019. Motion approved 3-0

There being no further business before the Board, John Howard made a motion seconded by Ray Lanias to adjourn the meeting. Motion approved 3-0.

Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Denise Glatfelter