

**WEST LAMPETER TOWNSHIP
ZONING HEARING BOARD
June 14, 2022**

A meeting of the West Lampeter Township Zoning Hearing Board was held on June 14, 2022 at 6:00 p.m. in the Township Building at 852 Village Road in Lancaster County, PA. Members present were Terry Kauffman and John Lines. Also, present were Attorney Matthew Creme, Recording Secretary Denise Glatfelter, Court Reporter Vanessa Smith and Community Development Director Amanda Hickman.

MINUTES APPROVAL – Terry Kauffman made a motion to approve the May 10, 2022 minutes, seconded by John Lines. Motion approved 2-0.

Willow Valley Associates, Inc – 2440 Willow Street Pike, Lancaster, PA
Applicant is requesting a Special Exception(s) from Section 285-26 Table of Allowable Uses – Auto Repair Garage and Section 285-52.F Reduction in Parking Requirements.

Parties: Willow Valley Associates, Inc
West Lampeter Township

James H Thomas was present to represent Willow Valley Associates, Inc and presented testimony in support of the application through Crag Smith of RGS Associates, and Julie Shih, Senior Project Manager for Mavis Discount Tire. Under Section 285-26 Table of Allowable Uses, the Applicant is requesting to build a 7,000sf, 8-bay auto repair garage. The facility will employ 7-10 persons including 1-2 managers and a mechanic. Services will include, the sale and installation of tires, shocks, brakes, state inspections, oil changes etc. No major mechanical work will be performed at this facility. Deliveries will be made daily by a 26ft box truck.

Applicant is also requesting a Special Exception to Section 285-52.F Reduction of Parking Requirements. Applicant testified that 35-37 parking spaces will be provided where 50 spaces are required. Mr Smith and Ms Shih both testified at all of their other facilities there are no less than 30 spaces provided for both employee's and customers.

The Township has no objections to this request.

Base on testimony and evidence presented Terry Kauffman made a motion, seconded by John Line to approve the request conditioned on the following:

- A. Applicant is bound by the testimony and evidence presented at the hearing.
- B. Applicant shall obtain all necessary permits and approvals as required by applicable ordinances and regulations.
- C. Applicant shall provide no fewer than 30 parking spaces for the auto repair garage use on the property.

Motion approved 2-0

Red Truck Realty, LLC – 931 Village Road, Lancaster, PA. Applicant is requesting a Variance from Section 285-26.B Uses permitted in the RV District.

Parties: Red Truck Realty, LLC
Jamison Brubaker-4 Creekwood Dr, Lancaster, PA
West Lampeter Township
Sandy Smith – 4 Thunder Lane, Lancaster, PA
Virginia Caputo – 932 Village Road, Lancaster, PA
Glenn Davis – 3 Thunder Lane, Lancaster, PA
Jan Kut – 29 Kinsey Lane, New Providence, PA

Motion by Terry Kauffman, seconded by John Lines to accept the above as party status.

Attorney Aaron Zeamer was present to represent Red Truck Realty, LLC, and presented testimony in support of the application through Jamison Brubaker. Mr Zeamer also submitted Applicants Exhibits A thru D to be part of the record. Red Truck Realty, LLC and Red Truck Mechanical is a residential in-home HVAC maintenance business that employs 7-full time and 1-part time employee. Applicant plan to use the 40'x60' block building that currently exists on the lot for storage, inventory and an office area. No vehicles will be parked on site as full-time employees take vehicles home with them and return in the morning to restock. Time at the shop is between 7am & 8am Hours of operation are from 7am to 4pm. Deliveries will be made by a large 2-axel box truck between the hours of 9am and 3pm. Items being delivered would be water heats, air compressors etc .these items would be for specific customers. No fabrication will be done at this site.

The current site plan shows that 14 parking spaces will be provided, 4 of which will be for the current tenants that occupy the 2-unit residential building also on this lot.

Testimony from Glenn Davis of 3 Thunder Lane stated his concern regarding the parking area to the rear of the building. He would like to see the area be regraded and paved as opposed to being just gravel. He also has concern regarding stormwater.

Testimony from Sandy Smith of 4 Thunder Lane has been at her property

since 2006 and is opposed to the project. Ms Smith stated that allowing a business to go into this property will interfere with the peace and quiet she now enjoys on her property, she also testified to the major drainage issues she has had with water runoff from this property, and presented pictures from past storms.

Virginia Caputo who resides at 932 Village Road, has no objection to the project and thinks the work that would be done to the building would add property value to the area.

Jan Kut, who is the current owner of the building and has owned the property since 1981, and is currently using the facility as storage for his property management business. Mr Kut's intention is to sell this property to enhance his retirement.

Amanda Hickman, submitted an email from Jan Walter of 1 Thunder Lane to be entered into evidence, as well as a copy of a 1980 Subdivision Plan and testified that the Township could not agree to the applicant's request.

The Board adjourned at 8:20pm to discuss the testimony. Members were back in session at 8:30pm. Based on testimony and evidence presented Terry Kauffman made a motion seconded by John Lines to deny the applicants request. Motion approved 2-0.

There being no further business before the Board, John Lines adjourned the meeting at 8:33pm. Motion approved 2-0.

Respectfully submitted,

Denise Glatfelter