

**WEST LAMPETER TOWNSHIP  
BOARD OF SUPERVISORS  
WORK SESSION OF JULY 6, 2022**

Supervisor Barry Hershey called the Work Session of the West Lampeter Township Board of Supervisors to order at 6:00 p.m. Those in attendance were Supervisors Randy Moyer, Geoffrey Beers, J. Richard Breneman and Randall Andrews. Township Manager Dee Dee McGuire and Community Development Director and Assistant Township Manager Amanda Hickman were also in attendance.

**PUBLIC INPUT PERIOD**

None.

**RETAIL CENTER OVERLAY TEXT AMENDMENT**

Ms. Hickman asked if there are any questions/comments that they have concerning the retail center overlay text amendment currently being considered by the Board.

Members recognized the efforts made by the applicant to satisfy some of the concerns previously expressed and the lengths taken to achieve the redevelopment of their site at the center of this proposed Ordinance.

There was general concern remaining in regards to internal traffic circulation coupled with the number of uses proposed, 4 being too many. Though minimum parking criteria may have been met for each proposed use there is still concern regarding future tenants not yet considered and potential for inadequate space availability. The conceptual building design seems to be out of character with the neighborhood given the 3 story appearance. There are also concerns regarding the potential impact on the remaining "peninsula" and what could become of the properties that this text amendment will apply to.

It is suggested that WLT develop our own text amendment that would allow for the Dunkin Donuts or similar type business.

**ZONING HEARING BOARD MEMBER CONSIDERATION**

Two residents have expressed an interest in serving WLT. The Board reviewed resumes from both parties and there was discussion about each.

**ZONING ORDINANCE TEXT AMENDMENT**

Ms. Hickman informed the Board that Chapter 230 in the Zoning Ordinance covering Stormwater needs to be updated every 5 years and she has begun working on that update. Comments from the Board are appreciated as she goes through the process.

She also distributed a copy of the Table of Uses for the current Zoning Ordinance and asked for comments on this portion of the Zoning Ordinance.

The plan is to begin a complete review and update of the WLT Zoning Ordinance now that the Comprehensive Plan is complete and Ms. Hickman requested that the Board members review the Table of Uses to inform her of any suggestions.

**OTHER MATTERS**

None.

**ADJOURNMENT**

With no other business to be conducted, the meeting was adjourned at 6:50 p.m.

Respectfully Submitted,  
Denielle L. McGuire, Assistant Township Secretary-Treasurer