

**WEST LAMPETER TOWNSHIP
ZONING HEARING BOARD
July 9, 2019**

A meeting of the West Lampeter Township Zoning Hearing Board was held on July 9, 2019 at 7:04 p.m. in the Township Building at 852 Village Road in Lancaster County, PA. Members present were John Howard, and Tom Stem. Also, present was Attorney Ed Browne, Recording Secretary Denise Glatfelter and Court Reporter Raymond Danyo, and Township Manager DeeDee McGuire.

MINUTES APPROVAL – A motion to approve the minutes of the meeting from June 11, 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

A request for continuance was received on June 14, 2019 from Julie Slabinski requesting that the hearing be continued until the August 13, 2019 meeting, due to a scheduling conflict.

Tom Stem made a motion, seconded by John Howard to continue the Hearing until the August 13, 2019 ZHB meeting.

Sheetz, Inc, 2539 Willow Street Pike – Special Exception

A hearing of the application of Sheetz, Inc, for property located at 2539 Willow Street Pike North, Willow Street, PA. Applicant is requesting a Special Exception from Section 285-26.B(1)(b) Table of Allowable Uses – Auto Service Station.

Parties: Applicant
West Lampeter Township
Dr Charles King
2534 Willow Street Pike, Willow Street, PA
Thomas Johnson
2532 Willow Street Pike, Willow Street, PA
Rose Ann Schultz
2532 Willow Street Pike, Willow Street, PA
Frances and Peter Hirt
2530 Willow Street Pike, Willow Street, PA

John Howard made a motion, seconded by Tom Stem, to accept the above individuals to Party Status. Motion approved 2-0,

Present were Brent Brubaker, P.E., Project Manager for Sheetz, Inc. David Bitner, P.E. of RGS Associates, and Eric Mountz, P.E. of Traffic Planning & Design, Inc Senior Project Manager representing the Applicant Sheetz, Inc.

The Board heard testimony from Mr Brubaker, Mr Bitner and Mr Mountz regarding the intended project and the Special Exception request. The Applicant is requesting a Special Exception to permit the construction and Operation an Auto Service Station at 2539 Willow Street Pike, Willow Street, PA. Restaurants with drive-thru service, auto service stations and retail stores are a permitted use in the Commercial Highway District.

The Board also heard testimony from Thomas Johnson, 2532 Willow Street Pike, Willow Street, PA. Fran Hirt, 2530 Willow Street Pike, Willow Street, PA Rose Ann Schultz, 2532 Willow Street Pike, Willow Street, PA and Dr Charles King, 2534 Willow Street Pike, Willow Street, PA. All the property owners that were Parties to this hearing shared their questions and concerns with the Board and the Applicant's representatives. The major concerns were with increased traffic, noise, trash, lighting and the use of a 24-hour drive thru window. Neighbor's asked for clarification on the Township Ordinance regarding a drive-thru.

After hearing testimony, the Board members recessed to an Executive Session at 9:50pm and returned to open session at 10:05pm. The Board's decision was to continue the hearing to allow all parties to submit their written arguments in no more than 5 pages to the Board no later than July 23, 2019.

A Motion was made by John Howard, seconded by Tom Stem to close the testimony until the next scheduled hearing on August 13, 2019 at which time the Board will accept all legal written arguments. Motion approved 2-0.

There being no further business before the Board, John Howard made a motion seconded by Tom Stem to adjourn the meeting at 10:09pm. Motion approved 2-0.

Meeting adjourned at 10:09 p.m.

Respectfully submitted,

Denise Glatfelter