

**WEST LAMPETER TOWNSHIP
ZONING HEARING BOARD
July 12, 2022**

A meeting of the West Lampeter Township Zoning Hearing Board was held on July 12, 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 and alternate John Howard. Also, present were Attorney Bernadette Hohenadel, 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 with 1 abstention.

L Ronald & Bonnie Lou Hoover, 103 Cheryl Ann Court, Willow Street, PA
Applicant is requesting a Variance from Section 285-27 Building Set Backs.

Parties: L Ronald & Bonnie Lou Hoover
West Lampeter Township

Applicants L Ronald & Bonnie Lou Hoover were present and provided testimony in support of their application. Applicants are requesting a Variance from Section 285-27 to allow for expanding their current one car garage to a two-car garage with an office space to the rear of the garage leaving a side setback distance of 9.5 feet at the closest point. At the hearing the applicants also amended their application to include a Variance from Section 285-70.E to allow the driveway width to be in excess of 20 feet.

Ms Hickman, Director of Community Development, present testimony on behalf of the Township. The Township has no objections to the requested variances, but suggested that the Applicants confirm with the Township that there is no existing stormwater easement on the eastern side of the property.

Based on testimony and evidence presented Terry Kauffman made a motion seconded by John Howard to approve the request's conditioned on the following:

- A. Applicants are bound by the testimony and evidence presented in the hearing.

- B. Applicants shall have a review made by the stormwater officer for the Township to confirm whether a stormwater easement exists on the easter side of the property, and if such an easement, they shall construct the proposed garage so as not to interfere with or encroach on the stormwater easement.
- C. Applicants shall obtain all necessary permits and approvals are 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

Perfect Potts – Laura Lapp – 745 Strasburg Pike, Strasburg, PA.
Applicant is requesting a Variance(s) from Section(s) 285-57, 285-58, 285-59, 285-61 and 285-62 Signs and Section 285-43.D(9) and 285-69 Walls

Parties: Nancy Tipton 780 Eden Road, Lancaster, PA
Jacob Riehl, 743 Strasburg Pike, Strasburg, PA
West Lampeter Township

Nancy Tipton, Advanced Signs & Graphics was present to present the application for Laura Lapp. Applicant is requesting a Variance from Sections 285-57, 285-58, 285-59, 285-61 and 285-62 regarding signage. Ms Tipton presented a brief overview and dateline for the original signage. The original sign was installed in 1997 – wood structure 86”x70” on 6x6 posts. 2008 they moved in using greenhouse. At some point in time an 86”x31” tract sign adding another 86” x31” over time the posts began to rot and the original sign was removed. In 2021 there was a logo change, and a new sign post and sign were installed behind the brick wall and closer to the driveway entrance. That sign was approximately 30”x30” and was not permitted through the township. A permit for the new sign was applied for in April 2022, but was denied due to the signs size and location.

In or about 2014 the stone wall was installed to replace a wooden fence. There was no permit pulled for this wall. The wall currently sits 19’ back from the center line of the street which lies in the PennDot Right of Way. Minimum set back of 30’ is required by SALDO Section 240-24J. Applicant is requesting a Variance to allow the wall to remain. Jacob Riehl testified that this wall is not serving as a retaining wall. There is approximately 8” of gravel behind the wall.

After discussion regarding the sign and wall. The Applicant requested a continuance to discuss with the owner as to how they want to proceed with the new sign’s size and location. The wall will need to be removed from its current location and new permits will need to be applied for.

Applicant made a motion for a continuance to the August 2022 hearing and the motion was approved 3-0.

There being no further business before the Board, John Lines adjourned the meeting at 7:10pm. Motion approved 3-0.

Respectfully submitted,

Denise Glatfelter