

**WEST LAMPETER TOWNSHIP  
ZONING HEARING BOARD  
July 13, 2021**

A meeting of the West Lampeter Township Zoning Hearing Board was held on July 13, 2021 at 6:00 p.m. in the Township Building at 852 Village Road in Lancaster County, PA. Members present were John Lines, Alternates John Howard and Tom Stem. Also, present were Attorney Matthew Creme, Recording Secretary Denise Glatfelter, Court Reporter Raymond Danyo and Community Development Director Amanda Hickman.

**MINUTES APPROVAL** – John Lines made a motion to table the approval for the June 8, 2021 minutes to the next regular meeting until all voting members were present. Seconded by John Howard. Motion approved 3-0.

A written request for a continuance for the properties located at 2504 and 2930 Willow Street Pike was received requesting the hearing to be rescheduled for the August 10, 2021 meeting.

A written request for a continuance for the properties located at 2819 and 2915 Willow Street Pike was received requesting the hearing to be rescheduled for the September 14, 2019.

Motion was made by John Howard to approve continuances, Seconded by Tom Stem. Motion approved 3-0.

**DJ Risk** – 255 Wallingford Road, Strasburg, PA 17537. A Hearing on the Application of DJ Risk for property located at 530 Long Rifle Road, Lancaster, PA. Applicant is requesting a Variance from Section 285-35.E(2)(d) Building Height (House) and Section 285-35.E(4)(d) (Accessory Structure)

Parties: Applicant  
West Lampeter Township

The Board heard testimony from DJ Risk, owner and builder. Applicant requests a Variance from Section 285-35.E(2)(d) the maximum building height requirements of 35 feet for a principal dwelling and Section 285-35.E(4)(d) 15 feet for an accessory structure to permit the construction of

a new single family dwelling with a height of 389 feet with an accessory structure with a height of 25 feet.

The Applicant presented testimony and evidence describing the property and the proposed structures to be built on the property. The Applicant also presented testimony regarding the nature and character of the property including the steep slopes that exist.

Based on all the testimony the Board approves the Applicant's Variance request from Sections 285-35.E(2)(d) and 285-35.E(4)(d) to permit the construction of a Single Family Dwelling and an accessory structure.

This approval is conditioned on the following:

- A. Applicant is bound by the testimony presented at the hearing.
- B. Applicant shall comply and obtain all necessary permits and approvals as required by applicable ordinances and regulations, as well as by the specific conditions of this approval.

Motion from John Howard and Seconded by Tom Stem, Motion approved 3-0.

**Ken & Debbie Helm** – 790 Little Britian Road, Quarryville, PA. A Hearing on the Application of Ken & Debbie Helm for property located at 1702 Lampeter Road, Lancaster, PA. Applicants are requesting a Special Exception to Section 285-5 Uses Not Listed.

Parties: Applicant  
West Lampeter Township

The Board heard testimony from Keith Reinhart, Owner of the Lampeter Café, who was represented by Attorney Derrick Dissinger, and Debbie Helm, who was represented by Attorney Brian Nagle.

The Applicants and Property Owners provided testimony as to the proposed use of the property as a limited winery satellite location which would include the service and sale of wines produced by the Applicants at another location, service of PA produced beers, food service, and hosting events with live acoustic music. Residents and neighbors appeared in support of the application but none requested party status.

Based on testimony, the Board Approves the Applicants request for a Special Exception under Section 285-5, to permit the proposed use of the property. The approval is based on the following:

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

- B. Applicants shall obtain all necessary permits and approvals as required by applicable ordinances and regulations as a matter of law and as well as by a specific condition of approval.
- C. Applicants are specifically limited to the following hours of operation as a condition of approval:
  - a. 11am to 9pm on Friday and Saturday
  - b. 11am to 6pm on any other day of the week Applicants shall choose to operate.

Motion from John Howard, seconded by Tom Stem to approve the Special Exception conditioned on the following:

There being no further business before the Board, John Lines adjourned the meeting at 7:25pm. Motion approved 3-0.

Respectfully submitted,

Denise Glatfelter