

**WEST LAMPETER TOWNSHIP
ZONING HEARING BOARD
August 10, 2021**

A meeting of the West Lampeter Township Zoning Hearing Board was held on August 10, 2021 at 6:00 p.m. in the Township Building at 852 Village Road in Lancaster County, PA. Members present were Ray Lanas, John Lines, Terry Kauffman and Alternate Tom Stem. Also, present were Attorney Matthew Creme, Recording Secretary Denise Glatfelter, Court Reporter Vanessa Smith and Community Development Director Amanda Hickman.

MINUTES APPROVAL – John Lines made a motion Seconded by Terry Kauffman to approve the minutes from June 8, 2021 Motion approved 2-0. John Lines made a motion to approve the minutes from July 13, 2021, seconded by Tom Stem, with a typographical correction. Motion approved 2-0.

Erick Baker – 17 Kimberly Court, Lancaster PA. A Hearing on the Application of Erick Baker for property located at 17 Kimberly Court, Lancaster, PA. Applicant is requesting a Variance from Section 285-27 Building Setbacks.

Parties: Applicant
West Lampeter Township

The Board heard testimony from Erick Baker owner of the property and his contractor. Applicant requests a Variance from Section 285-27 Building Setbacks

The Applicant presented testimony and evidence describing the property and the proposed structures to be built. Due to the narrowness of the lot and the house being built on an angle it makes it impossible to build any outdoor space. The current deck is not in compliance.

Based on all the testimony the Board approves the Applicant's Variance request from Sections 285-27 to allow the removal of an existing deck and replacing it on the property with a new 16x17 foot covered deck that would be built 5 feet at the closest point from the property line.

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 Lines and Seconded by Terry Kauffman, Motion approved 3-0.

Willow Street Center, LLC– 2504 Willow Street Pike, Willow Street, PA
Willow Street Enterprises, LLC – 2930 Willow Street Pike, Willow Street, PA. A Hearing on the Application of Willow Street Center, LLC and Willow Street Enterprises, LLC for property located at 2504 Willow Street Pike, Willow Street, PA. and 2930 Willow Street Pike, Willow Street, PA Applicant is requesting Special Exceptions from Section(s) 285-20 Use Not Listed and 285-5 Terms Defined, Amusement Arcade for Willow Street Center, LLC and Section(s) 285-20 Use Not Listed, 285-5 Terms Defined, Games of Skill and 285-51 Required Number of Parking Spaces for Willow Street Enterprises, LLC.

Parties: Applicant
West Lampeter Township

The Board heard testimony from Attorney Neil Hilkert from Reidenbach Associates, representing Willow Street Center, LLC. And Willow Street Enterprises, LLC.

The Applicants and Property Owners provided testimony as to the proposed use of the Pass-o-Matic Machines which are legal in the State of PA as they are not a game of chance but games of skill. Mr Hertzog issued Notice of Violation letter for the type of use, off street parking, indoor recreations square footage and blocking egress right of way for customers.

Mr Javani testified that it was his customers that requested the machines. Board Member inquired as to why the Township was not notified that these machines were being installed, how many machines are in each store, how do they work, what does it cost to have the machines in the store, and what is the stores profit. Mr Javani stated that due to more gas stations and convenience stores opening up in the Township that he was losing business, and that this was a way to try and increase business in his stores.

After a brief discussion the Board Member went into and Executive Session at 7:56pm. Member returned at 8:14pm. Terry Kauffman made a motion to keep the record open which was seconded by John Lines. Motion passed 3-0

John Lines made a Motion to postpone the decision, Seconded by Terry Kauffman until the next Meeting on September 14, 2021. Motion Approved 3-0.

There being no further business before the Board, John Lines adjourned the meeting at 8:15pm. .

Respectfully submitted,

Denise Glatfelter