

**WEST LAMPETER TOWNSHIP  
BOARD OF SUPERVISORS  
WORK SESSION OF NOVEMBER 1, 2023**

In attendance this evening were Supervisors Barry Hershey, Randy Moyer, Geoffrey Beers, J. Richard Breneman, and Randall Andrews; Planning Commissioner Garrett Weaver; Township Manager Rebecca S. Denlinger, and Planning/Zoning Officers Michele Neckermann and Kim Yepremian.

**CALL TO ORDER**

Supervisor Hershey called the Work Session of the West Lampeter Township Board of Supervisors to order at 6:00 PM.

**PUBLIC INPUT PERIOD**

No public comment.

**ZONING ORDINANCE UPDATE**

Michele Neckermann, Planning/Zoning Officer, presented Willow Valley Associates request to increase building height, the number of units, density, and lot requirements for Multifamily Dwellings within the Industrial/Mixed Use (I/M) zoning district. Willow Valley provided a schematic site plan. The working group reviewed the plan noting the 45-acre parcel is within Growth Boundaries. The site has public utilities and access to two arterial roads. The working group expressed concern over increased traffic. The group reviewed photos and the impact of 60' buildings in West Lampeter. There was concern regarding a 60' structure and the rural appeal of West Lampeter. It was expressed that open space requirements need to be reviewed as well as a master plan.

The group reviewed building heights, the number of units, density, and lot requirements for multifamily dwellings. The Township staff will edit the current building height definition to remove "average height". The Township staff will prepare requirements for 60' building height, 36 units, 9 dwelling units per acre, and make the setback 100' from all properties.

**EXECUTIVE SESSION**

Supervisor Hershey excused the Board for an Executive Session.

**ADJOURNMENT**

With no other business to be conducted, the public meeting adjourned at 7:27 PM. The Executive Session adjourned at 8:45 PM

Respectfully Submitted,

Teresa Strubel  
Community Development Assistant