

the revised Storm Water Management Ordinance requirements created dimensional issues in connection with traffic flow and parking. To address the additional Storm Water Management Ordinance requirements, the plan for parking and traffic flow has had to be altered.

2. The current approval permits events to occur on one hundred fifty (150) days of the year. The Applicants request approval for fifty (50) additional days so that events could be held on two hundred (200) days per year.

3. The current approval requires that events be completed on or before 10:30 in the evening. The Applicants request the time to be extended to 11:30 p.m. on Fridays and Saturdays.

The Applicants explained the requirements of the Storm Water Management Ordinance which have caused the plans for parking and traffic flow to be altered. As adjusted, there will be more parking closer to the barn, there will be more spaces available for parking and the turning radius for the flow of traffic is better than the original plan. As the original approvals for the project focus partly on the historical significance of the barn which will be used in connection with the application, the Board has recognized that improvements focused on the barn are positive.

Testimony also was submitted both from the Applicants and from the nearest residential neighbor, Mr. Engle, that none of the completed events have caused undesirable noise or other adverse impacts to neighboring properties. As the original limitation on the number of days during which events could be held and the hours during which they could be held were designed to avoid adverse impact on neighboring properties, the Board recognizes that those restrictions can be liberalized.

The Board therefore agrees with the request to expand the number of days during which special events may be held from one hundred fifty (150) to two hundred (200) days per year and with

the request that the completion times on Friday and Saturday nights be expanded from 10:30 p.m. to 11:30 p.m.

The Board further recognizes that the original purpose of the application and the Board's initial approval of the Applicants' project are focused on preserving the historically significant properties involved in and particular the historic farmstead. As the property has been used over the years, the Board recognizes that the Board's original approval has served its desired purpose and the property has been operated in a manner which has had an extremely positive impact on the community, and in particular on the surrounding properties. Consequently, the Board hereby grants the requested approvals provided that the commitments made during the testimony of the Applicants and the representations made during this and prior hearings are honored. In particular, the Board hereby approves (1) the revised layout of the property as depicted in Applicant's Exhibit 1, (2) the increase in the number of days during the year during which events may occur from one hundred fifty (150) days per calendar year to two hundred (200) days per calendar year, and (3) that events on Friday and Saturday evenings must end no later than 11:30 p.m. instead of 10:30 p.m.

The foregoing approval is granted on the condition that the Applicants conduct the proposed use with strict adherence to the testimony provided as part of this proceeding and as part of the conditional use approvals given on or about May 1, 2007, December 15, 2008 and June 2, 2014 and, except as provided in this decision, Applicants shall be subject to the conditions imposed by each of the prior decisions, each of which are hereby incorporated by reference.

DECISION made this 26th day of January, 2015.

BOARD OF SUPERVISORS FOR THE
TOWNSHIP OF EAST LAMPETER

By: _____


John Blowers, Chairman

Attest: _____


Ralph M. Hutchison, Secretary

The undersigned certifies that a copy of this Decision has been, personally or by First Class Mail, postage prepaid, served upon the Applicants, Antoni Wortel and Lorin Wortel, 62 Bowman Road, Lancaster, Pennsylvania, 17602.



Ralph M. Hutchison, Secretary

Date: 2/10, 2015

00782460 / (41005.481)