BEFORE THE ZONING HEARING BOARD

TOWNSHIP OF EAST LAMPETER

IN RE:	:	
	:	No. 2026-15
APPLICATION OF BREW TEAM GROUP, LLC	:	
	:	

DECISION

I. FINDINGS OF FACT

1. Applicant is Brew Team Group, LLC, 3108 Vestal Parkway E, Vestal, NY 13850 ("Applicant").

2. The property which is the subject of the instant application is located at 2209 Lincoln Highway East, East Lampeter Township, Lancaster County, Pennsylvania (the "Property").

3. Applicant is the lessee of the Property, or portion thereof.

4. The Property is owned by Samual Brothers Realty, LP, 53 Cooper Avenue, Landisville, Pennsylvania 17538 ("Landowner").

5. The Property is located in the C-3 Commercial District as shown on the Official Zoning Map of East Lampeter Township.

6. Notice of the hearing on the within application was duly advertised and posted in accordance with the provisions of the Pennsylvania Municipalities Planning Code ("MPC") and The East Lampeter Township Zoning Ordinance of 2016(the "Zoning Ordinance").

7. A public hearing was held before the Zoning Hearing Board of East Lampeter Township ("Board") on this application on October 22, 2026.

8. Testimony at the hearing was stenographically recorded.

9. Applicant was represented at the hearing by Reilly Noetzel, Esquire.

10. Ryan Walker, of RGS Associates, Inc., appeared at the hearing and testified on behalf of Applicant.

11. Derek Pierce also appeared at the hearing and testified on behalf of Applicant.

12. The Property was the subject of a previous zoning hearing and the Board takes administrative notice of its Decision in Case No. 2026-02.

13. The Property contains 6.58 acres.

14. The Property is being developed as a shopping center by Landowner in accordance with a lot consolidation and land development plan. This plan proposes a furniture store, multi-tenant retail building, and drive-through coffee store.

15. Applicant proposes to operate a drive-through coffee shop on the Property.

16. Applicant's business model serves beverages, but no food.

17. Applicant's business model is drive-through only with two drive-through lanes. There is no interior or exterior seating available.

18. Employees greet customers at their vehicles and then drinks are delivered directly to the vehicles.

19. There are no speaker boxes and all interactions are person to person.

20. Normally, there are no more than 24 cars in the drive-through lanes at any one time.

21. Applicant has requested a variance from Section 375-10020.A.16 of the Zoning Ordinance to permit two drive-through service lanes.

22. Section 375-10020.A.16 of the Zoning Ordinance states that restaurants with a maximum of one drive-through service lane are permitted within the C-3 Commercial District.

23. Applicant testified that two drive-through lanes make their service more efficient and enables them to accommodate more business.

24. Applicant proposes to create/install a bypass / emergency access lane as shown on the plan submitted by Applicant at the hearing.

25. Applicant agreed at the hearing that the bypass / emergency access lane will be used solely for emergency access and will remain unobstructed.

II. CONCLUSIONS OF LAW

1. Applicant has requested a variance from the terms of Section 375-10020.A.16 of the Zoning Ordinance.

2. In order to qualify for a variance, an applicant must establish that: (i) an unnecessary hardship stemming from unique physical circumstances or conditions of the property will result if the variance is denied; (ii) because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and a variance is necessary to enable the reasonable use of the property; (iii) the hardship has not been created by the applicant; (iv) granting the variance will not alter the essential character of the neighborhood nor be detrimental to the public welfare; and (v) the variance sought is the minimum variance that will afford relief. Worthington v. Zoning Hearing Board of New Britain Township, _____ Pa. Commonwealth Ct. ____, 669 A.2d 497 (1996), citing Laurento v. v. Zoning Hearing Board of the Borough of West Chester, 162 Pa. Commonwealth Ct. 226, 638 A.2d 437 (1994).

3. Applicant has presented evidence sufficient to satisfy the requirements for a variance from the terms of Section 375-10020.A.16 of the Zoning Ordinance.

III. DECISION

Based upon the foregoing findings of fact and conclusions of law, the Zoning Hearing Board of the Township of East Lampeter hereby grants the application for a variance from Section 375-10020.A.16 of the Zoning Ordinance. The variance shall be subject to the following conditions and safeguards which the Board deems

necessary to implement the purposes of the Zoning Ordinance and the MPC:

1. Applicant shall obtain all approvals and permits required by applicable federal, state and Township laws and regulations.

2. Applicant shall at all times comply with and adhere to the information and representations submitted with and contained in the application and the evidence presented to the Board at the hearing held on October 22, 2026.

3. The bypass / emergency access lane shall be used solely for emergency access and shall remain unobstructed.

4. Any violation of the conditions contained in this Decision shall be considered a violation of the Zoning Ordinance and shall be subject to the penalties and remedies contained in the Pennsylvania Municipalities Planning Code.

5. The approval granted by this Decision shall expire in accordance with the terms of Section 25060 of the Zoning Ordinance.

6. The foregoing Decision shall be binding upon the Applicant, its successors and assigns.

ZONING HEARING BOARD OF THE
TOWNSHIP OF EAST LAMPETER

J. Scott Enterline, Chairman

Jordan Goods, Vice-Chairman

Edward R. Kennett, Member

Dated and filed November 12, 2026, after hearing held on October 22, 2026.

The undersigned certifies that a copy of this Decision was served upon all parties on or prior to November 13, 2026.

