

CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

January 22nd 2018

The regular monthly meeting of the Conewago Township Planning Commission was called to order at 7:00 p.m. by Chairman Charles Zitnick, Daryl Hull, Jim McCoy, Mary Jane Collins, Rob Fogle and Albert Neufeld acting secretary were also present.

PLEDGE OF ALLEGIANCE

Reorganization of the Board: On a motion by Daryl Hull 2nd by Mary Jane Collins to retain the officers from the previous year. Motion Carried. Vote recorded 5-0

Approval of previous meeting: Motion by Mary Jane Collins 2nd by Jim McCoy to approval the December 26th 2017 minutes. Motion carried. Vote recorded 4-0.

Recognition of public requests: None

OLD BUSINESS: CASE NO. 04- 2017 David A. Krulac- Request the continuance of their Special Exception request of section 304.c.8, Mobile Home Park & section 646. Also requests a Variance specifically Section 646.a (min. parcel area) and 646.c (min. bldg. separation) of the Conewago Township Zoning Ordinance #322. The property is located along Zimmys Dr. and Susquehanna Trail, York, Pa. 17406. Tax Map: NH Parcel: 164P. Applicant David A. Krulac, John Murphy of Alpha Consulting Engineers, Inc. and Attorney James Strong of McNees Wallace & Nurick, LLC presented the case. Issues of concern and discussed was the floodplain which would be addressed in a Land Development plan, the 10 acre requirement down to less than one tenth of the requirement and the separation of 30 ft. to 20ft. between the homes. The Standards for Variance requests were not proven. The unnecessary hardship claimed by the appellant was the irregularity of the lot size and shape, with no possibility exists to use the property in strict conformity of the Zoning Ordinance. The property could be used for a Single Family Mfg. Home on an existing pad. The hardship is being created by the appellant, by adding more homes to the property, on which one is already allowed. So the possibility does exist to use the property in conformance with the Zoning Ordinance. The issue of 10 acres down $\frac{3}{4}$ of an acre is hardly the least modification of minimum relief possible when cut down to $\frac{1}{10}$ th the size.

On a motion by Charles Zitnick 2nd by Mary Jane Collins to recommend not to approve to change the minimal lot size from the requirement of 10 acres section 646.a of the Conewago Township Zoning Ordinance # 322 down to $\frac{3}{4}$ acre. Motion Carried. Vote recorded 5-0

On a motion by Charles Zitnick 2nd by Jim McCoy to recommend granting the variance request to allow the distance between Mfg. homes to be 20ft. as to the 30ft requirement of section 646.c. of the Conewago Township Zoning Ordinance # 322. Motion Carried. Vote Recorded 5-0.

On a motion by Charles Zitnick 2nd by Rob Fogle to recommend denial of the Special Exception for a Mobile Home Park being that the variance for lot size reduction was not recommended. Motion Carried. Vote Recorded 5-0.

NEW BUSINESS: 2. CASE NO. 01- 2018 TREM – Request a Variance of section 305.c.35 Retail Store or Shop of the Conewago Township Zoning Ordinance #322. To allow the use of an Auctioneer. The property is located at 4230 Susquehanna Trail, York, Pa. 17406. Tax Map: 1 Parcel: 44

Presented by the applicant Todd Fisher. The property is currently being used for retail sales which is allowed by special exception in the Village Zone but the use has always been in existence prior to zoning. The Variance request is to allow the addition of one person, the auctioneer, to auction off items inside the building, there will not be any outside public address system. The existing building size is 2400sf requiring 24parking spaces it was determined that ample parking is available.

On a motion by Rob Fogle 2nd by Jim McCoy to recommend granting the variance request to allow the use of an Auction House on the property. Motion Carried. Vote recorded 5-0

ADJOURNMENT: Meeting adjourns at 8:25 PM by Charles Zitnick

Respectfully submitted,



Fritz Neufeld
Acting Secretary

