

Conewago Township, York Co., PA

Zoning Hearing Board Minutes - January 8, 2018

The meeting was called to order at 7:00 p.m. with the Pledge of Allegiance. Board members present were Sharon Beck, Dave Zambito, Hanson Quickel, and Margaret Burg. Zoning Officer Albert "Fritz" Neufeld and Attorney John Herrold were also present.

Reorganization: Re-elected Chairman – Sharon Beck, Vice Chairman – Dave Zambito, Secretary – Margaret Burg.

The minutes of the October 10, 2017 meeting of the ZHB were approved as distributed on a motion by Hanson Quickel and second by Margaret Burg.

New Business:

Case No. 04-2017 – David A. Krulac Request for a Special Exception of Section 304.c.8 Mobile Home Park & Section 646. Also request for a Variance specifically Section 646.a (min. parcel area) and 646.c (min bldg separation) of the Conewago Township Zoning Ordinance #322 for property located along Zimmys Dr. and the Susquehanna Trail, York, PA 17406.

David Krulac, owner and Jamie Strong, Esq., of McNees Wallace appearing.

The Special Exception would allow a mobile home park consisting of three 14'x70' mobile homes. The Variance would allow the mobile homes to be placed on three-quarters of an acre instead of the required 10 acres for a mobile home park and the mobile homes to be placed 20' apart instead of the required 30'. Each unit would have 7500 square feet.

The zoning for the property is R-2.

Access to the property is from the Private Road, named Jimmy's Drive. There are several mobile homes along that drive and 2 private properties at the end of the Drive.

Waterway named Poplar Run will run directly alongside the three mobile homes. Mr. Krulac advises they will be out of the flood zone because he will elevate them.

The homes will not be rental units, they will be owner-occupied. Mr. Krulac will lease the lots to the owners.

The Planning Commission Chairman's advisory email was read. He stated opposition because of the Flood Plain issue and the owner of the property was aware of the Zoning issues when he purchased the property in 2003.

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Dave Zambito made a motion to grant the Variance, Hanson Quickel, seconded. Zambito and Quickel voted to approve, Beck and Burg voted no. There being a tie, no decision could be made.

Attorney Herrold advised this matter could be tabled until the next month's meeting since there was not a quorum of 5 members.

Dave Zambito made the motion to continue the matter until February 12, 2018. Sharon Beck seconded, approved unanimously.

There being no further business, the meeting was adjourned.

Respectfully submitted,


Margaret L. Burg, Secretary