Conewago Township, York Co., PA

Zoning Hearing Board Minutes – March 11, 2024

The meeting was called to order at 6:00 p.m. with the Pledge of Allegiance. Board members present were Sharon Beck, Margaret Burg, Jesse Coy, Rob Fogle and Dustin Hull. Zoning Officers Fritz Neufeld and Bethany Inman. Attorney Andrew Herrold was also present.

The February 12, 2024 meeting minutes were approved as distributed on a motion by Dustin Hull and seconded by Jesse Coy.

Old Business

Case 01-2024 Request for a Special Exception pursuant to the Conewago Township Zoning Ordinance #322. Section 308.c.6, Campground and Section 611. Campground to create and rent camp sites. Appearing were applicants, Lonnie Beck, Jr. and Christie Beck.

Christie Beck presented testimony for the Board. The camp is called a Hip Camp, she would like approval for ten camp sites, each site will be one acre. Maximum number of days for campers to stay would be 29 (twenty-nine) days. She also presented the Standards for Special Exception Uses, as required by Conewago Township Zoning Ordinance #322, Article VI, Section 611.

1. Lot area - Property is 12.55 acres
2. Setbacks – Camp site #9 is 81 feet, others are 112 feet from property lines and # 6 is 176 feet from the street.
3. Will comply with health, sanitary and safety regulations.
4. Each campsite is one acre, two parking spaces per campsite.
5. Buffers and screening are already in place.
6. Traffic problems – the property can handle maximum of 20 cars.
7. Sanitary and garbage collection – one porta potty between campsite #2 and #4.
8. Internal road system – access road entrance is 24 feet wide, internal roads are 16 feet wide.
9. There will not be a camp store
10. Sewer and water to be addressed by PA Dept. of Environmental Protection.
11. Owners will comply with all applicable State and local laws and regulations.

In response to questions, Ms. Beck advised that operation of recreational vehicles, i.e. golf carts, atvs, will not be permitted on the property. Only camping vehicles will be permitted. Hunters will be allowed. Trees are the screening along the Armitage property.

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Residents’ concerns:

Joe Prebula – Security, Traffic, Campers rules and regulations, Contracts, Loss of scenic areas, Noise.

Lois Fengfish – Would management be on site at all times? People wandering around the rest of the property not campground area.

John Bruce - Questions on use of agricultural zoned land, the effect of home values in the area of the campground. Inaccuracies in zoning ordinances.

Berniece Smith – Noise

Jamie Lagana – Effect on property values.

Marlin Inch – Concern of loss of farm land, privacy.

The Board adjourned to hold an Executive Session for legal discussion with Attorney Herrold.

The Board resumed the meeting with a motion to deny the request for a Special Exception by Margaret Burg. The motion died for lack of a second.

A motion by Rob Fogle to approve the Special Exception with the following conditions: only 4 (four) campsites allowed; an entrance gate with access code be installed; screening and buffers to surround the property and approved by the Township Engineer; a fence around the pond; visual signage placed around to indicate the off-limit areas of the property. Motion seconded by Dustin Hull. Roll call vote: Rob Fogle – yes; Dustin Hull – yes; Jesse Coy – yes; Sharon Beck – recused due to relationship to family; Margaret Burg – no. Motion passed on a vote of four yes to one no.

New Business

Case 02-2024 - Strinestown Solar I, LLC application for a Special Exception for a solar facility/farm on four (4) parcels owned by Rexroth Limited Partnerships, Joyce and Robert Page and John Stepanchak. Pursuant to Conewago Township Zoning Ordinance #322, Section 308 (c) (15) and Section 626 Electrical Transmission Facility. The properties are in an Agricultural Zone along Bowers Bridge Road and Rooster Lane, Manchester, PA. Tax Map NH Parcels: 46, 50, 52, 53.

This is for the reapproval of the 2019 application.

David Capprelli, Adam Anderson appearing on behalf of the applicant. The property is clear of wetlands, no sound or glare from panels. Panels are 95% glass. They are providing 90%

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coverage of vegetation screening and buffering. Lease is for 50 (fifty) years with 2 (two) ten year extensions allowed. Construction will take nine months to 1 year.

Residents’ concerns:

Joe Kane - Placement of the panels, what type of screening?

Elaine Resser – Where panels are made, U.S. manufacturers or China? How far panels are separated?  
John Bruce – Impact on recreational use and access to the waterway?

Answer: No plan to change anything.

Troy Zirkle – 40 foot setback from his property and no vegetation was already approved, he wanted to make sure that would still apply.

Answer: Yes

Peter Brownwell – Was the fire company able to handle battery fires?

Fencing around all property? Answer: Yes, but cannot fence around MetEd property.

Marlin Inch – Concern over taking of so much agricultural land.

Rodney Keller – Concern for wildlife, owls, eagles; Flooding. Concrete areas under batteries.

Motion to approve the request for the Special Exception by Dustin Hull, seconded by Margaret Burg, motion approved unanimously, 5 to 0.

Motion to adjourn the meeting by Margaret Burg and seconded by Sharon Beck.

Respectfully submitted,

Margaret Burg

Margaret Burg, Secretary