

Zoning Hearing Board Minutes

October 14, 2010

The ZHB meeting was called to order at 7:00 PM with the pledge of Allegiance. Members present were Earl Miller, David Clouser, and Hanson Quickel. Sharon Beck and Margret Burg were absent. Attorney John Elliot provided legal counsel for the ZHB.

The Minutes from the previous ZHB meeting were approved as presented.

Old Business- None

New Business-Case No. 05-2010 Lennar/ US Home Corporation's request for a Special Exception to allow for single-family attached dwellings in an R-2 zone at Hickory Ridge Mews development along E. Canal Road, York, Pa., 17404. Evidence for the case was presented by Steve Ness, Executive VP Lennar, and Joshua George PE, an associate of Morris and Ritchie Associates. Jeffery L. Rehmeyer, attorney from CGA Professional Center provided their legal counsel.

Some of the evidence presented during the Case includes a discussion of the history of the Hickory Ridge Mews development, discussions and resolutions with the prior land owner Mr. Horst, the lack of sales activity at the property, a plan to change the proposed dwellings to a more saleable mix, and increase the number of proposed dwellings to be built in the development.

Attorney Jeffery L. Rehmeyer requested the ZHB accept Joshua George PE as an expert engineer.

Joshua George PE stated the Special Exception request meets all the Zoning Ordinances' requirements in Section 668. The plan as presented will allow access to the rear of the single family attached dwellings through common areas. He cited a letter from TRG INC, 204 N. George Street, York, Pa., stating that there will be virtually no change to trip generation numbers as stated in the approved Traffic Impact Study dated March 2006.

Exhibit one a single letter sized copy of a proposed development plan labeled Hickory Ridge Mews Zoning Exhibit was presented to the ZHB. Exhibit Two, a copy of the letter sent to Joshua George PE, discussing the approved Traffic Impact Study dated March 2006, was presented to the ZHB.

Members of the public expressed some of the following concerns-

- Verbal promises that were made concerning the type of homes that would be built at Hickory Ridge Mews.
- The lack of sales representatives on site to answer inquiries about potential sales.
- The installation of sidewalks and street lights.

- The increase in traffic at the main entrance.
- Concerns that Joshua George PE's statements may not be fully factual.
- Concerns about parking.
- The possible change in the characteristic of the neighborhood.

Attorney John Elliot stated to the public that covenants are not part of the ZHB's authority. The Board of Supervisors will vote on the final plan.

Dave Clouser made a motion that Case 05-2010, US Home Corporation of 10211 Winicopic Circle, Suite 180 Columbia Md.'s request for a Special Exception for single family attached dwellings in the R-2 zone be granted subject to the following condition;

- When construction begins a large sign is to be posted where it can easily be seen to direct construction traffic on to Powder Ridge Lane.

Hanson Quickel seconded. The motion carried.

The ZHB meeting adjourned at 8:52 PM

Respectfully submitted

David Clouser

Secretary, ZHB