

## CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

August 26<sup>th</sup> 2019

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, Mary Jane Collins, Lawrence Kauffman, Brandon Musser and Albert Neufeld acting secretary were also present.

### **PLEDGE OF ALLEGIANCE**

**Approval of previous meeting:** Motion by Lawrence Kauffman 2<sup>nd</sup> Mary Jane Collins by to approval the July 22<sup>nd</sup> 2019 minutes. Motion carried. Vote recorded 3-0

**Recognition of public requests:** None

**New Business:** Final Subdivision Plan- Paul D. & Sara J. Walters presented by Zane Williams. C.S.Davidson, Inc. comments letter dated August 15<sup>th</sup> 2019 was reviewed and comments number 3, 4 & 8 were outstanding. Comments 5 & 6 are administrative. Comments 9, 10 & 11 have been addressed and corrected. Zoning comment was corrected. Mr. Kemper's house is shown on Mr. Donahue's property. Any easements must be shown on the plan. The township solicitor to be contacted on the legal question of the Kemper house on two different properties. On a motion by Charles Zitnick 2<sup>nd</sup> by Mary Jane Collins to recommend conditional approval based on the outstanding comments from C.S.Davidson's comments letter dated Aug, 15<sup>th</sup> 2019 see attached and with the township solicitors ruling on the Kemper property line issue. Motion carried. Vote recorded 5-0.

CASE NO. 09-2019: Special Exception – Bible Baptist Church of York request, presented by Attorney Brian Linsenbach, Esq. and Brian King assistant pastor, to use the existing residence as a Halfway House for strict admission requirements for the residents pursuant to Section 305.c.17 and Section 634 of the Conewago Township Zoning Ordinance #322. And use the existing garage for the owners use and also use the existing manufactured home for residential use. Proposed is in the Village Zone addressed 4290 Susquehanna Trail York, Pa, 17404 and 120 Weire Rd. York, Pa. 17404. Tax Map: 1 Parcel: 48

Brian King explained what and how the program works through Christ, a Faith Based Ministry. The international program is Reformu.com. The intent is to create an environment to help people, adult men only, that are going through a rough time in life. That being depression, losing a job, a loved one, suicide issues, overcoming a drug issue, crises issues that overwhelm you to the point you can't cope with on a daily basis, having marital problems or anger issues. The screening process would be done by the pastor. There would be no sexually charged men allowed to participate in the program. Not all applicants would be allowed in. Some may be court ordered to seek this kind of help, but the church has the final say as who can participate. This is an extension of and operated through Bible Baptist Church. Senior Pastor Bill Shutt said there is a real need for this type of help program for struggling families in the York Area. Several residents had concerns. Misty and Devin Fink 170 Weire Rd. stated that only one person overseeing ten men and questioned how these men would be screened and how would an out of controlled situation be handled by one person. What is the serviced area that is reached or how far? I believe the intent is good but I don't feel this is a good location for this area.

Valarie Emrich 140 Weire Rd. had safety issues two women living next door to ten men with a mixture of struggles the men are dealing with. Donna Gauker 190 Copenhaffer Rd. who was not opposed to the program, understands the need for services to provide help to those men in need. She did ask how it is funded, the cost per person, if there is paid staff and who provides drug testing. The cost per person was around \$6000.00 a year. The staff has one paid person the others volunteer. They partner with a local medical facility to do the drug testing. There is no degreed person running the program it is a ministry thru the church. Travis Feudale 195 Copenhaffer Rd. felt that Brian King was talking in circles wasn't sure what to believe. Josh & Jenna Henise 155 Weire Rd. worried about their 6yr. old son's safety and exposure of seeing a man going into relapse. The value of their property also a concern. Timothy Walker 175 Weire Rd. what inspections for the home and what's happening with the out buildings as to, what are they going to be used for. The garage to be used for the maintenance of the buses and grounds of Bible Baptist Church. Motion by Daryl Hull & Charles Zitnick 2<sup>nd</sup> by Mary Jane Collins to pass the special exception request, which meets the zoning requirements, on to the Zoning Hearing Board and recommend that the applicant present in detail, addressing fire and security protection, the use of the manufactured home and handling of the bus maintenance, address the communities concerns and have more information about Reformu.com. The program is an entity of Bible Baptist Church. Motion Carried. Vote recorded 5-0

**ADJOURNMENT:** Meeting adjourns at 9:00PM by Charles Zitnick

Respectfully submitted,



Fritz Neufeld  
Acting Secretary