

Conewago Township, York Co., PA

Zoning Hearing Board Minutes - January 11, 2021

The meeting was called to order at 7:20 p.m. with the Pledge of Allegiance. Board members present were Sharon Beck, Margaret Burg, Jesse Coe and Rob Fogle. Attorney John Herrold and Zoning Officer Albert "Fritz" Neufeld were also present.

Reorganization

Chairperson – Sharon Beck

Vice Chair – Dave Zambito

Secretary – Margaret Burg

All elected by unanimous vote – 4 – 0

The reading of the Minutes of the August 10, 2020 meeting was tabled as the minutes were not available.

New Business

Case No. 02-2020: Special Exception – William & Darla Landis request to use existing house as a Caretaker/Watchman Dwelling pursuant to Section 306.c.4 and Section 612 of the Conewago Township Zoning Ordinance #322. Proposed is in a Commercial Zone addressed 5565 Susquehanna Trail, Manchester, PA 17345.

Appearing for the applicant -Mark Roberts, Atty., and Darla Landis for BDL Management property owner.

KME Outdoor Power Equipment is the current business operating on the property. The same type of business has operated on that location for more than 20 years. A two-story farmhouse is currently being rented and the tenant will agree to act as caretaker/watchman for the business. All requirements for the Special Exception have been met.

Motion to grant a Special Exception pursuant to Section 306.c.4 and Section 612 of CTZO, by Jesse Coe, second Sharon Beck. Approved by vote 4 – 0.

Case No. 01-2020: Twofold Properties LLC, operating as Dottie's Market. Request for Interpretation, Special Exception – pursuant to Section 414.b. Expansion or Alteration, and Variance pursuant to Section 306.e. (Set-back) and Section 405.b. (parking spaces of the Conewago Township Zoning Ordinance 3322. Proposed is in the Commercial Zone addressed 898 E. Canal Road, Dover, PA 17315.

Christian Miller, Atty., Scott Debell, Bryan Elicker appearing with Owner, Dean Berkheimer.

Meeting Minutes

January 11, 2021

Pg 2

Motion to approve a Variance pursuant to Section 306.e., CTZO, to allow the building addition to encroach on the front setback, by Jesse Coe, second Rob Fogle. Approved by vote 4 – 0.

Conewago Township Zoning Hearing Board

Motion to approve a Variance pursuant to Section 405.b. of CTZO, to permit 96 parking spaces instead of the 129 spaces that would be required by the Zoning Ordinance, by Sharon Beck, second Jesse Coe. Approved by vote 4 – 0.

Motion to approve granting the Special Exception request to allow the expansion of a non-conforming building pursuant to Section 414.b. of CTZO, by Margaret Burg, second Sharon Beck. Approved by vote 4 – 0.

Motion to adjourn by Rob Fogle.

Respectfully submitted,


Margaret Burg, Secretary