

## Conewago Township, York Co., PA

### Zoning Hearing Board Minutes - April 12, 2021

The meeting was called to order at 7:00 p.m. with the Pledge of Allegiance. Board members present were Sharon Beck, Margaret Burg, Jesse Coy and Rob Fogle. Attorney Andrew Herrold and Zoning Officer Albert "Fritz" Neufeld were also present.

The March minutes were approved as distributed.

There was no Old Business

New Business

Case No. 04-2021 Wellington Investment Group LLC. Special Exception Request to construct Single Family Attached Dwellings – Pursuant to Section 304.c.14 and Section 668 Single Family Attached Dwellings of the Conewago Township Zoning Ordinance #322. Proposed is in the Medium Density Residential (R-2) Zone in the 100 block of Greenspring Road, York, PA 17404. Tax Map MH Parcel 103.

Appearing for the applicant, Attorney Dave Getz, Consulting Engineer Eric Johnston, Owner representative Eric Duerr.

In June 2019, the parcel was approved for 29 single family lots, the request is before the ZHB to allow 59 four-unit single family attached dwellings and 2 single family lots. The Applicant is also requesting an extension of six months to complete the subdivision.

The request meets all requirements of the Zoning Ordinance #322 for granting a Special Exception. Water, sewer hookups are available. Density is less than 2500 square feet, allowing 4 units per acre. No traffic study has been done.

Neighboring property owners, Tom Heiland and Dale Knepper appeared in opposition to the proposed change. Concerns regarding the effect on the general nature of the neighborhood, the amount of traffic that will be generated on Green Springs Road which is the only access to the development until all phases of the construction are complete, and the impact on the school system.

The Zoning Board recessed for an Executive Session for discussion with Attorney Herrold.

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Minutes – cont.

Motion by Jesse Coy, to approve the request of Case 04-2021 for the Special Exception for constructing Single Family Attached Dwellings – Pursuant to Section 304.c.14 and Section 668 Single Family Attached Dwellings of the Conewago Township Zoning Ordinance #322, with two stipulations, that a formal traffic study be done and an extension of six months plus an additional five months be granted for time to complete the subdivision. Second to the motion by Rob Fogle. Motion approved by vote of 4 – 0.

Motion to adjourn – Margaret Burg, Sharon Beck

Respectfully submitted,

*Margaret Burg*

Margaret Burg, Secretary