Conewago Township, York Co., PA

Zoning Hearing Board Minutes-October 13, 2026

The meeting was called to order at 6:03 p.m. with the Pledge of Allegiance, Board members present were Jesse Coy, Rob Fogle, Dustin Hull, Mark Stivers and Andrew Herrold, Esq., Solicitor.

Approval of the ZHB meeting minutes on July 13, 2026.

Old Business- There was no old business

New Business

Case 26-0006 - Yvette Wertz - Special Exception Request for ECHO Housing- Zoning Ordinance #322 Section 308c (10). Wertz requested a special exception use for ECHO housing for the care of her elderly mother and disabled son. The property is zoned Conservation and is located at 1935 Copenhaffer Rd. Tax Map NG Parcel 102. The Planning Commission recommends approval.

Yvette Wertz testified that the mobile home would be used by her mother as her residence. When her mother dies, the mobile home may be used by a caretaker of her disabled son. The size of the mobile home is 12X35 feet. Wertz advised they would tie into the existing utilities for the ECHO housing and would remove the trailer if mother or son is no longer using it.

There were no concerns or questions raised from the public.

Attorney Herrold asked if all utilities were already present on the property and was advised they were. Attorney Herrold did not see anything that would be detrimental to the Township.

A motion was made to approve the request and it was seconded. The motion carried 4-0

Case 26-0007- Julie and Brad Duncker- Variance to Zoning Ordinance #322 Section 308. Julie and Brad Duncker requested a variance to allow a second dwelling on their property. The second dwelling would be a residence for an elderly parent. ECHO housing does not fit the definition of what the Duncker's want because they want the home to have it's own electricity and well. It will tie into a separate septic system that is already located on that property. The property is zoned Agricutural and is located at 4505 Lewisberry Rd. Tax Map MG Parcel 13. The Planning Commission recommends approval.

Julie and Brad Duncker testified that the second dwelling could be a mobile home or a modular home and provided examples of several. They testified that because of where the

main septic and well are located on their property, tying into it would be very challenging. They showed on a map where they wanted to locate the additional dwelling.

There were no questions or concerns raised from the public.

Dustin Hull motioned to approve. Ron Fogle seconded to motion. Motion carried 4-0

Case 26-0008- Rich Spangler/ Bowers Bridge Holdings LLC- Special Exception for a Contractor's Facility- Rich Spangler owns a small business that does energy audits and installs insulation. The business is run from a detached garage at 1050 Bowers Bridge Rd. The garage is located on a paved driveway behind the residence on the property. The property is zoned Agricultural. Tax Map OH Parcel 210B

Rich Spangler testified to running an energy auditing and insulation business. He advised he is a certified contractor. He testified that he stores a small amount of supplies at the property. He and his business partner have an onsite office, on the second floor of the garage. He testified that customers do not come to the property. The business operates 7:30AM-5PM.

Jesse Coy asked if there was a residential home on site. Rich Spangler advised that there is a home on the property.
Dustin Hull asked about the photos on the slide. Rich explained that the photos were of the inside of the garage, both stories.

Public Comment:
Stephanie Seaver of 1040 Bowers Bridge Rd. provided a packet of information and testified to the packet.

a) Application does not fully provide accurate impression on how the property is being used
b) Contractor's Facility is required to be on a arterial or collector road. Bowers Bridge is a local road
c) Setting a negative precedent for the quite rural area

Randy Reinhold of 995 Bowers Bridge Rd advised the area is a quiet residential area which he does not want to see change. Believes the business does not care about the community since it has been breaking zoning ordinances for the last two years.

Scott Seaver of 1040 Bowers Bridge Rd advised his concern is he did not choose to live next to a warehouse. The traffic coming and going to the business is substantial. He would like to keep the integrity of the agricultural zone.

Rich Spangler then responded by testifying, he is not trying to be a bad neighbor and is willing to move vehicles and trailers and erect a fence. He testified he is willing to do what is necessary to keep his business where it is and co-exist with neighbors.

Ron Fogle asked if the use carries over with the property.
Attorney Herrold answered that it does.

Fogle asked if a fence would address the issues brought up by the neighbors that spoke out against the Contractor's Facility.
Scott Seaver indicated a fence would not solve the problem.

Jesse Coy asked Attorney Herrold if Rich Spangler had met his burden for the Contractor's Facility. Attorney Herrold indicated that it is hard to ignore the arterial / collector road requirement and Mr. Spangler could request a variance to the road requirement.

Ron Fogle made a motion to deny the request for special exception. Dustin Hall Seconded the motion and the motion to deny the request passed 4-0

The meeting was adjourned a few minutes prior to 7pm.