

Conewago Township, York Co., PA

Zoning Hearing Board Minutes - October 9, 2018

The meeting was called to order at 7:00 p.m. with the Pledge of Allegiance. Board members present were Sharon Beck, Dave Zambito, Margaret Burg, Hanson Quickel, and Jesse Coe. Attorney John Herrold and Township Manager Lou Ann Bostic were also present. Zoning Officer Albert "Fritz" Neufeld was not present.

The minutes of the May 14, 2018 meeting of the ZHB were approved as distributed on a motion by Dave Zambito and second by Hanson Quickel.

Old Business: There was no old business.

New Business:

Case No. 03-2018 Brian Klinger - Request for a Special Exception/Interpretation/Variance of Section 308 and section 504.f of the Conewago Township Zoning Ordinance #322 to operate a Social Event Facility/Agritainment. The property is located at 4185 Bull Rd., Dover, PA 17315. Brian Klinger appearing on his behalf.

Mr. Klinger would like to use the barn located on the property as a wedding venue. The term "agritainment" is being used as the descriptive word for using agricultural land for purposes not agricultural in nature.

Attorney Herold advised the Variance request is beyond the jurisdiction of this Board. Mr. Klinger advised he has discussed the idea of a holding tank with the sewage enforcement officer and the matter has been settled.

Attorney Herold also advised that in the matter of a Special Exception request where no provision is listed for the type of use, section 302b would cover granting the Special Exception.

Mr. Klinger explained the use of the barn will be on the weekends, will hold approximately 100 persons, two persons for security will be present and the persons renting the venue would be allowed to bring their own alcoholic beverages. The driveway to the barn is about 1200 feet long. Events would end at midnight.

Neighbor Bill Davis expressed concern with noise and hours of operation.

Neighbor Pete Arslain expressed concern with lighting, noise and screening as the back of his house looks at the barn. He has met with Mr. Klinger and discussed his issues. Parking lot lighting would be angled down and away from his property. He does not oppose the project.

Neighbor Susan Holtzapple expressed several issues regarding the “agritainment” use. She was concerned it may develop to a nightclub atmosphere. Mr. Klinger reiterated that he is only going to use it for weddings and similar special events.

Township Manager Lou Ann Bostic noted that the PSAT 2nd Class Township newsletter is recommending Townships address Agritainment and Tiny Houses in the Zoning Ordinances.

Motion by Dave Zambito to grant the Special Exception for an agritainment use on the property at 4185 Bull Rd., Dover, PA 17315 based on Section 302b, similar use, of the Conewago Township Zoning Ordinance without conditions because the noise and other ordinances already in place would control issues expressed. Motion seconded by Jesse Coe, and passed unanimously by a vote of 5 – 0.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Margaret L. Burg

Margaret L. Burg, Secretary