

Conewago Township Zoning Hearing Board Minutes

November 13, 2012

The meeting was called to order at 7:00 PM with the Pledge of Allegiance.

Members present were Earl Miller, Sharon Beck, David Clouser, Hanson Quickel, and Margret Burg. Attorney John Elliot provided legal counsel for the ZHB.

The minutes of the ZHB meetings from August 13, 2012 and September 10, 2012 were approved as corrected. There was no old business.

New Business- Case No.05-2012 a request for a Special Exception to operate a House of Worship in an agricultural zone pursuant to section 308C(2) and section 634 and a request for interpretation or variance with respect to building height pursuant section 308(F). Charles Zitnick, 440 Cloverleaf Road presented evidence for the Case. The Diocese of Harrisburg purchased the parcel at 535 Conewago Creek Road to expand from the Church of the Holy Infant in York Haven. The proposed building and site drawings were presented as shown in the application. The time of use and effects on traffic patterns were explained. Charles Zitnick explained the design for the proposed church included a steeple/bell tower of approximately fifty feet in height.

Attorney John Elliot advised the ZHB and the public his firm had represented the Diocese of Harrisburg for a land use matter in Paradise Township. For Case 05-2012 there would be not conflict of interest for him to advise the ZHB.

Members of the audience expressed some of the following concerns- traffic volumes and site distances, location of the entrance drive to the proposed church, possibility of public sewer being brought to Conewago Creek Road and support for putting a church at 535 Conewago Creek Road.

The secretary made a motion that Case 05-2012 the Dioceses of Harrisburg's request for a Special Exception to build a House of Worship at 535 Conewago Creek Road, Manchester Pa 17315 be granted. Sharon Beck seconded. The motion carried.

The secretary made a motion that Case 05-2012 the request for an interpretation in respect to building height pursuant to section 308(f) be denied Sharon Beck seconded. The motion carried.

The Secretary mad a motion that Case 05-2012 the request for a variance in respect to the building height pursuant to section 308(f) be granted, subject to the following condition-

1. The proposed steeple/bell tower height shall be no greater than fifty feet.

Hanson Quickel seconded. The motion carried.

Case 06-2012 Autumn Woods Homeowners Association, Inc., request for a validity challenge to the determination of the Zoning Officer's in respect to section 402 (P7) or in alternative a variance to section 402 (P7). John Hindman, president of Autumn Woods Homeowners Association presented evidence for the case. The property is located along Mill Run and Jug Road. The applicant seeks to install a five foot by twelve foot monument to identify the

Autumn Woods community. There are approximately four acres of open land for the proposed location of the monument. The monument will not be lighted.

The ZHB determined the proposed monument is a sign and falls under section 402 (P7).

The secretary made a motion for Case 06-2012 the request for a validity challenge to the Zoning Officer's determination in respect to section 402 (P7) be denied. Sharon Beck seconded. The motion carried.

The secretary made a motion that Case 06-2012 the request for a variance to section 402 (P7) to allow a monument at the intersection of Mill Run Road and Jug be granted subject to the following condition,

The monument shall be no greater than five feet high and twelve feet wide.

Margret Burg seconded. The motion carried.

There was no further business and the meeting adjourned at 7:38 PM.

Respectfully Submitted

David Clouser, Secretary