

Conewago Township Zoning Hearing Board

Minutes of Meeting, 03 February 2016, #2-2016

At 6:50 p.m. Dennis Kacmarczyk, Chairman, Conewago Township Zoning Hearing Board, after determining that a quorum was present, called the meeting to order. It was also determined that the notices of hearing for the case, #2-2016, were properly advertised and posted. The first order of business was to review minutes from the Zoning Hearing board Meeting, Previous Case in #1- 2016, Mrs. Deb Ernst motioned that they be approved as written, Mr. Lippy seconded the motion.

Mr. Gerald Funke c/o Group Hanover Inc. pursuant to Application of 5 January 2016, presented for Case # 2, requesting the following:

A special exception pursuant to section 313.6 Schedule of required parking spaces and oversized parking space was determined to be a request for variance. The application will be modified to reflect this change. The company will employ 30 workers in 47,060 square feet of the 102,390 square foot building. The building's remaining portion will be used as a warehouse. There will be one shift. According to the Ordinance they would be required to have 48 parking spaces even though only 15 would be required. If using one per two employees, the company is proposing 30 spaces. There would also be 11 oversized parking spaces required. The company is proposing none because there is ample room on the site without designating a specific, dedicated area for them.

Mr. Funke after being sworn in submitted a set of engineering drawings to be marked as an official exhibit for record. The property is located at, 120 Radio road, Hanover, PA. 17331. Tax map: L-13, Parcel 50 Deed Book 5941, page 575 Industrial (1) Zone.

At approximately 7:25 p.m. following testimony by Mr. Gerald Funke c/o Group Hanover Group, and questioning by Zoning Hearing Board Members, the Conewago Township Zoning /Code Enforcement Officer and the Conewago Township Zoning Hearing Board Solicitor, the Board adjourned to Executive Session to discuss the case.

The Board reconvened at 7:50 p.m. with Mrs. Deb Ernst submitting a motion to approve the requested variance from the minimum off street parking requirements

as set forth in sections 155-22.I and 155-37 of the Conewago Township Zoning Ordinance in connection with the proposed land development Miller Chemical & Fertilizer, LLC at it's real property at 120 Radio Road, Conewago Township, Adams County, Pennsylvania. In detail, the variances hereby granted shall provide relief in the form of reduction of the minimum passenger parking spaces from 48 passenger parking spaces to a minimum of 30 passenger parking spaces and the reduction of the 11 minimum oversized parking spaces to not providing any oversized parking spaces.

Mr. Tavares submitted a motion to instruct the solicitor to prepare a written decision consistent with foregoing special request imposed by the Zoning Hearing Board of Conewago Township. Mr. Lippy provided a second to the motion.

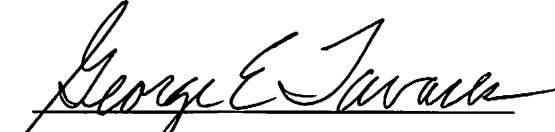
Mr. Lippy provided a second to the motion, which was then approved by a vote of four to zero, as follows:

- Mr. Kacmarczyk - For
- Mr. Lippy - For
- Mrs. Ernst - For
- Mr. Tavares - For
- None - Against

Note: ZHB members Fogle absent.

Chairman Dennis Kacmarczyk, entertained a motion for adjournment upon determining that there was no Old Business and for the New Business there will be a meeting in March. Mrs. Deb Ernst motioned for adjournment, Mr. Tavares seconded and the session was terminated at 7:49 p.m.

Respectfully submitted,



George E. Tavares

George E. Tavares, Secretary, Conewago Township Zoning Hearing Board