

## **Conewago Township Zoning Hearing Board**

### **Minutes of Meeting, 02 September 2015, #6-2015**

At 7:02 p.m. Michael Sabaka, Chairman, Conewago Township Zoning Hearing Board (the 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, #6-2015, were properly advertised and posted. The first order of business was to review minutes from the Zoning Hearing board Meeting, Cases #4 and 5 of 06 May 2015, which were then approved as written.

Mr. Andy Brough, Vice President, Conewago Enterprises, Inc., pursuant to Application of 13 July 2015, presented argument for Case # 6, requesting the following:

- A special exception pursuant to sub section 155-22.C.(11) of the Conewago Township Zoning Ordinance for the proposed construction and use of mini warehouses on a portion of real property presently owned by the T. Baird McIlvain Company located at 100 Filbert Street, Hanover, Conewago Township, Adams County, Pennsylvania. The property, a total of 3.703 acres, is partially located in Conewago Towhship, Adams County, Pennsylvania (1.280 acres,) and Hanover Borough, York County, Pennsylvania (2.423 acres,) was previously used as a commercial lumber yard. It is identified on Adams County Tax Map and Parcel: 08-L14-0019.
- A dimensional variance for the proposed Lot 1 from the Zoning Ordinance and from the required minimum parking/driving lane pursuant to section 155-106.B. of the Zoning Ordinance, and
- A Variance from the prohibition that no door openings for any mini warehouse storage units to be constructed on the proposed Lot 1 facing the property within Residential Suburban Zone (R1) pursuant to section 155-106.F. of the Zoning Ordinance.

Mr. Brough also submitted a set of engineering drawings to be marked as an official Exhibit for the Record.

At approximately 7:40 p.m and following testimony by Mr. Brough 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 8:15 p.m. with Mr. Presley submitting a motion to approve each of the above requests and noting that the Applicant/Contract Purchaser shall procure subdivision and land development approval and procure any and all permits required for the construction and development of the mini warehouses on the proposed Lot1. It was further specified that the Applicant/Contract Purchaser shall comply with all remaining requirements of section 155-106 of the Zoning Ordinance regulating the construction and use of mini warehouses. Mr. Kacmarczyk provided a second to the motion, which was then approved by a vote of three to zero, as follows:

Mr. Sabaka - For

Mr. Kacmarczyk - For

Mr. Presley - For

None - Against

Note: ZHB members Fogle and Tavares were absent.

Chairman Michael Sabaka, upon determining that there was no New Business and no Old Business, entertained a motion for adjournment, and the session was terminated at 8:23 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Ray C. Presley", written over a horizontal line.

RAY C. PRESLEY

For George Tavares, Secretary, Conewago Township Zoning Hearing Board