

Conewago Township Zoning Hearing Board

Minutes of Meeting held on: Wednesday, June 5, 2024 Time: 6:00pm

ZHB Case Numbers 4-2024 and 5-2024

Meeting called to order at 6:00pm by Chairman James Finecey.

Meeting began with the Pledge of Allegiance to the Flag.

In attendance were board members:

James Finecey – Chairman
Kelly McKee – Vice Chairman
David DePorter – Secretary
Gerald Lippy
Eugene Zeyn

It was determined that a quorum was present.

Also in attendance were:

David W. Arndt, Jr. – Conewago Township Manager/Zoning Officer
Harold Eastman, Esq. – Zoning Hearing Board Solicitor
Corrie Ondrizek – Stenographer

Minutes from the May 1, 2024 meeting were approved as written. Approval vote: 5-0

Chairman Finecey called for all who intend to provide testimony during the meeting to sign the attendance sheet.

Chairman Finecey called for all who intend to provide testimony during the meeting to stand and swore them in.

Chairman Finecey mentioned there were no outstanding cases.

Chairman Finecey asked if there were any objectors to tonight's first hearing.

Chairman Finecey opened the hearing for Zoning Hearing Board Case #4-2024 pertaining to a variance request from Section 155-29.

Township Manager/Zoning Officer David W. Arndt, Jr. presented the following:

The purpose of the zoning hearing in Case No. 4-2024 is to consider an Application to the Zoning Hearing Board filed by the Applicants, Jason and Michelle Kopp, relative to certain real property identified by street address as 3664 Centennial Road, Hanover, Conewago Twp., Adams Co., PA. The real property, which is located in the Township's Suburban Residential Zone (R-1) zoning district, is further identified as Adams County Tax Map/Parcel ID No.: 08K14-0056—000. The Applicants are requesting a special exception, pursuant to section 155-29 of the Conewago Township Zoning Ordinance, seeking zoning relief to permit more than one principal use on a single lot for the construction and use of a second single-family residential dwelling with attached garage (in-law quarters) on the subject real property.

Chairman Finecey called for testimony from the applicants.

The Applicant presented their testimony.

Chairman Finecey called for any objector's testimony. There was none.

Chairman Finecey asked David Arndt Jr., Township Manager/Zoning Officer if he had any questions for the applicant.

Chairman Finecey opened the hearing to questions from the Board.

Chairman Finecey asked for any concluding remarks.

Chairman Finecey called for an executive session to review the case.

Chairman Finecey reconvened the meeting.

Secretary DePorter read a motion to grant the Applicant's request for the special exception requested. Vote 5-0

Secretary DePorter read a motion to direct the Zoning Hearing Board Solicitor to complete the written decision document. Vote 5-0

Chairman Finecey asked if there were any objectors to tonight's second hearing. There were several objectors that were sworn in one by one.

Chairman Finecey opened the hearing for Zoning Hearing Board Case #5-2024 pertaining to a special exception request from Section 155-22.C.7.

Township Manager/Zoning Officer David W. Arndt, Jr. presented the following:

The purpose of the zoning hearing in Case No. 5-2024 is to consider an Application to the Zoning Hearing Board filed by the Applicant, Divert Real Estate Holdings, LLC, the equitable owner of a portion of certain real property identified by street address as 444 Oxford Avenue, Hanover, Conewago Twp., Adams Co., PA. The real property, which is owned by CGM Holdings, LLC, is located in the Township's Industrial Zone (I) zoning district, and is further identified as Adams County Tax Map/Parcel ID No.: 08K13-0060—000. The Applicant is requesting a special exception, pursuant to section 155-22.C.7 of the Conewago Township Zoning Ordinance, seeking zoning relief to permit the location and use of a proposed facility for the conversion of wasted food into natural gas. The Applicant is also requesting, to the extent necessary if the maximum height limitations are applicable to the digester tanks, a dimensional variance from section 155-22.G of the Zoning Ordinance to permit two digester tanks, as proposed, which tanks will each exceed the maximum permitted height of 45 feet within the Industrial (I) Zone.

Chairman Finecey called for testimony from the applicants first witness.

Chairman Finecey called for any objector's testimony.

Chairman Finecey asked David Arndt Jr., Township Manager/Zoning Officer if he had any questions for the first witness.

Chairman Finecey opened the hearing to questions from the Board.

Chairman Finecey called for testimony from the applicants second witness.

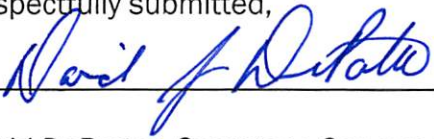
Chairman Finecey called for any objector's testimony.

Chairman Finecey asked David Arndt Jr., Township Manager/Zoning Officer if he had any questions for the second witness.

The applicant's Attorney requested the hearing be entered into a recess due to the time of night. All parties agreed to continue the hearing on Wednesday July 10, 2024 at 6 PM.

The hearing was adjourned at 8:57pm. Vote 5-0

Respectfully submitted,



David DePorter, Secretary, Conewago Township Zoning Hearing Board