Conewago Township Zoning Hearing Board

Minutes of Meeting held on: Wednesday, Sept. 2, 2020 Time: 6:00pm

Case Number 6-2020 & Case Number7-2020

Meeting called to order at 6:00pm by Chairman Dennis Kacmarczyk.

Meeting began with the Pledge of Allegiance to the Flag.

In attendance were board members:

Dennis Kacmarczyk – Chairman
James Finecey – Vice Chairman
Gerald Lippy
Kelly McKee
George Weih

It was determined that a quorum was present.

Also in attendance were:

David W. Arndt, Jr. – Conewago Township Zoning & Code Enforcement Officer
Harold A. Eastman, Jr. Esq. – Zoning Hearing Board Solicitor
Karen Brown – Stenographer

There were six people in the audience.

Minutes from the August 5, 2020 meeting were approved as written. Approval vote: 5 – 0

Chairman Kacmarczyk called for all who intend to provide testimony during the meeting to sign the attendance sheet and then swore them in.

Case #6-2020

Chairman Kacmarczyk opened the hearing for Zoning Hearing Board Case #6-2020 pertaining to a request for variance relief from Section 155-15.I.of the Zoning Ordinance of Conewago Township.

Zoning and Code Enforcement Officer David W. Arndt, Jr. presented the following: The purpose of the zoning hearing in Case No. 6-2020 is to consider an Application to the Zoning Hearing Board filed by Eric Warner relative to real property which is located in the Township's Suburban Residential Zone (R-1) and is situate at 485 Providence Drive, Hanover, Conewago Twp., Adams Co., PA., County Tax Map/Parcel: 08101-0076—000. The Applicant is requesting variance relief from Section 155-15.I. of the Zoning Ordinance relative to the maximum impervious lot coverage of 35% as set forth in Attachment 2:1 of the Zoning Ordinance in order to construct and use an accessory pool which would increase the impervious lot coverage to 47.1%.

Chairman Kacmarczyk called for testimony from the applicant. Eric Warner presented applicant exhibit #1 consisting of a table showing the present impervious lot coverage (41.3%) and the proposed impervious lot coverage (47.1%). Also included were a photograph of the property, two plot plans and a list of eight signatures from neighbors supporting the installation of the pool.

Chairman Kacmarczyk called for any objector's testimony. (none)

Chairman Kacmarczyk opened the hearing to Township questions. Dave Arndt stated the applicant had prior permission to install a seepage pit for a workshop which allowed the existing 41.3% impervious coverage.

Chairman Kacmarczyk opened the hearing to questions from the Board. The Board had several questions about water runoff.

Chairman Kacmarczyk asked for any concluding remarks. John Smith stated he had no objections. Eric Warner asked that Warner Exhibit #1 be submitted into evidence, (5-0)

At 6:17pm Chairman Kacmarczyk called for an executive session to review the case.

At 6:33pm Chairman Kacmarczyk reconvened the meeting. Secretary Weih read a Motion to Deny the variance requested. (Vote 5-0)

Secretary Weih read a motion to direct the zoning Hearing Board Solicitor to complete the written decision document. (Vote 5 -0)

Case #7-2020

Chairman Kacmarczyk opened the hearing for Zoning Hearing Board Case #7-2020 pertaining to a request for variance relief from Section 155-37.F from the Zoning Ordinance of Conewago Township.

Zoning and Code Enforcement Officer David W. Arndt, Jr. presented the following: The purpose of the zoning hearing in Case No. 7-2020 is to consider an Application to the Zoning Hearing Board filed by Gerald D. Funke, P.L.S., of GHL Engineers and Surveyors on behalf of Precision Cut Industries, Inc. relative to real property owned by 115 Ram Drive, LP, which is located in the Township's Industrial Zone (I) and is situate at 214 Ram Drive, Hanover, Conewago Twp., Adams Co., PA., County Tax Map/Parcel: 08K15-0044—000. The Applicant is requesting variance relief from Section 155-37.F of the Zoning Ordinance of Conewago Township, relative to oversized parking space requirements.

Chairman Kacmarczyk called for testimony from the applicant. Gerald Funke, P.L.S of GHL Engineers and Surveyors, presented the applicants case.

Chairman Kacmarczyk called for any objector's testimony. (None)

Chairman Kacmarczyk opened the hearing to Township questions. Dave Arndt asked about truck parking at the existing facility.

Chairman Kacmarczyk opened the hearing to questions from the Board. The board had questions about truck loading docks plotted on the drawing submitted with the applicant's application for a variance.

Chairman Kacmarczyk opened the hearing to any objector's questions. (none)

Chairman Kacmarczyk opened the hearing for the Zoning Officer's questions. (none)

Chairman Kacmarczyk asked for any concluding remarks.

At 6:51pm Chairman Kacmarczyk called for an executive session to review the case.

At 7:39pm Chairman Kacmarczyk reconvened the meeting. Secretary Weih read a Motion to Deny the variance requested. Vote 4-1. Voting for the motion to deny were Chairman Kacmarczyk, Gerald Lippy, Kelly Mckee, and George Weih. Voting against the motion was James Finecey.

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

Chairman Kacmarczyk called for any unfinished business. (none)

Chairman Kacmarczyk called for any new business. (none)

The hearing was adjourned at 7:44pm.

Respectfully submitted,

George Weih, Secretary, Conewago Township Zoning Hearing Board