

CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

September 22, 2008

The regular meeting of the Conewago Township Planning Commission was called to order at 7:00 p.m. by the chairman, Lynn Kann, James McCoy, Shaun Appel, David Zambito, Daryl Hull, and Lou Anne Bostic were present.

PLEDGE OF ALLEGIANCE

The previous minutes stood approved as distributed.

RECOGNITION OF PUBLIC REQUESTS:

-Elwood Swartz, 45 East Andes Road voiced the following concerns about the possible rezoning of property on Locust Point Road:

- Traffic safety on Locust Point Road if the property is rezoned.
- Mr. Swartz also stated that he thinks the property does not have road frontage.

Teresa Walters, East Andes Road asked when the rezoning would take place and she feels that it is a mistake.

OLD BUSINESS: None.

NEW BUSINESS:

- William Leonard & Stacy Fisher, 70 Joan Drive, York, PA 17404 presented a variance request to reduce the rear setback from 30' to 10' on their property in order to install a swimming pool. Mr. Paul Finn, 55 Clary Way, Bennett Run Home Owners Association President, stated that the association does not have a problem with the pool placement. Motion by Mr. Appel, second by Mr. McCoy, motion carried, to recommend approval of the variance request. Mr. Zambito voted in opposition to the variance request stating that he feels the property owner should wait until the township zoning ordinance is updated and neighbors should have been in attendance tonight.

- Jeff Georg presented the Aikon Conewago L.P. rezoning request for property located along Locust Point Road, specifically parcel #2300NH0071G000000. The property is currently zoned Agricultural, however, the current Township Comprehensive Plan proposes the parcel to be zoned Industrial. The applicant was informed that the township is in the process of updating the Zoning Ordinance and the area will most likely be zoned for industrial use. The applicant would like to have the property rezoned at this time allowing them to start the engineering and zoning process. The York County Planning Commission staff recommends the township not adopt the proposed amendment as presented.

-Proposed rezoning would create a “Spot Zoning” situation.

-Township should consider rezoning all of the surrounding parcels to be consistent with the Future Land Use Map of the Conewago Township Comprehensive Plan.

Mr. Zambito is not in favor of spot zoning and feels that the request to rezone is premature. Daryl Hull agreed but feels that the township should consider accommodating the new business. Discussion followed involving operation and traffic concerns that would be addressed during the Land Development Plan and Special Exception Hearing.

Motion by Mr. Zambito to recommend denial of the rezoning request. No second, motion died.

Motion by Mr. Appel, second by Mr. McCoy, motion carried 3 to 2, to recommend approval of the Aikon Rezoning Request. Vote: Mr. Appel-aye Mr. McCoy-aye Mr. Kann-aye Mr. Zambito-nay Mr. Hull - nay

ADJOURNMENT: Meeting was adjourned at 8:05 p.m. on a motion by Mr. Hull, second by Mr. Zambito, unanimously carried.

Respectfully Submitted,

Lou Anne Bostic

Acting Recording Secretary