

Conewago Township Zoning Hearing Board  
January 12, 2009  
Minutes

At 7:00 PM the ZHB meeting was called to order with the pledge of allegiance. Members present were Earl Miller, Sharon Beck, David Clouser, Hanson Quickel and Margaret Burg. The ZHB welcomed John Elliot, Attorney at Law as legal council for the ZHB.

The annual reorganization was conducted with the following results: Chairman- Earl Miller, Vice Chairman- Sharon Beck, and Secretary- David Clouser.

The minutes of the previous meeting were approved as presented.

Old Business- None.

New Business- Case No. 05-2008, Eastern Gold Prospectors Association and its South Central Pa. Chapter's request for a Special Exception for Club Grounds in an Agricultural Zone. Mary Lou Marinak, Bryan Bennett and Rick Atkins provided evidence for the case.

The application was read into the record by Bryan Bennett. The planning commission recommended approval subject to control of under age drinking on site and control of the amount of camping units that can be safely be on the man made island at one time. Charles Eckenrode, the landowner of the proposed Club Grounds offered alternate parking areas for any legitimate overflow. Currently this is the only Club Grounds of this type in Pennsylvania. Club members can only prospect in streams. They will not dig in the banks of streams. Rick Atkins read into the record a letter from Tiffany Leakway and William Painter of 3675 Old Trail Road, York Haven Pa. The letter was presented as exhibit one to the ZHB. Camping on the man made island at Hykes Mill will be limited to Club members and their guests.

Citizens from the area expressed some of the following concerns:

Noise control, gunshots, target practice, loud ATVs, overcrowding, the location of parking and or camping overflow and the limitations of the Club Grounds to just one specific portion of the property.

David Clouser made a motion to grant Eastern Gold Prospectors Association and it's South Central Pa. Chapter's request for a Special Exception for Club Grounds in an Agricultural Zone at 100 Hykes Mill Road, Conewago Township, York County, Pa, Tax Map OH Subject of the following conditions:

1. Any Club activities as stated in the application would be limited to just the man-made island.
2. All ATVs and UTVs used on the man made island will be under the control of Eastern Gold Prospectors Association and their rules.
3. There will not be any more than 25 Campers, RVs and/or Tents total on the man made island at any one time.
4. Overflow parking areas will not be used for camping purposes except during any summer holiday weekend and or the Club's once a year annual outing.
5. No firearms are to be used for target practice.
6. Overflow parking will be limited to the existing stone parking lot adjacent to the man made island when the stone parking lot is available for use.

Margaret Burg seconded. The motion carried.

Case No. 06-2008, Aikon Conewago L.P.'s request for a Special Exception for an Automobile Auction use in an Industrial Zone. Joseph Clark, Agent, presented evidence for the case. Aikon Conewago L.P. will be the property owner. IAA will lease the property for an Automobile Auction. The proposed use will be developed in stages. The only road access will be from Locust Point Road across from the Conewago Township Sewer Plant. Four color pictures and the two page drawing from Dawood Associates dated November 20, 2008 were presented as exhibits. The site was officially rezoned Industrial by the Board of Supervisors on November 3, 2008. The planning commission recommended approval. The proposed site contains 35.74 acres of open field and some wooded areas. Car Holders Inc. is the parent company. A 10,000 square foot building is proposed for the lot.

Hours of operation will be 7:00 AM to 6:00 PM Monday thru Friday with 10 to 15 employees. No vehicles will be stacked, and no parts will be sold from the site. Wrecked automobiles, still under ownership of the insurance companies, will be hauled to the site and stored until sold and removed. Most bidding will be conducted thru the Internet. There should be no smoke or odors. Phase II Environmental compliance will be in effect with annual tests of soil and ground water. Dust will be controlled. This will be a Dealers only Automobile Auction. Plans will be in place to contain any spills.

The following were some of the concerns expressed by citizens from the area.

Water contamination, bright lights on the property, the size and type of buffering, the volume of traffic, the condition of Locust Point Road, the amount of cars on site, leaking fluids, drainage, garbage, loss of farm land and how long cars will remain on site.

David Clouser made a motion to grant Aikon Conewago L.P.'s request for a Special Exception in and Industrial Zone for an Automobile Auction at the 600 block of Locust Point Road, Conewago Township, York Pa, Tax Map NH, Parcel 71G subject to the following condition;

1. An evergreen screening will be provided along all residential areas and Locust Point Road.
2. The applicant must meet all other requirements of the Conewago Zoning Ordinance.

Margaret Burg seconded. The Motion carried.  
The ZHB adjourned at 9:15 PM

Respectfully Submitted

David Clouser  
Secretary