

**Conewago Township  
Zoning Hearing Board Minutes  
May 10, 2010**

The ZHB meeting was called to order at 7:00 pm with the pledge of Allegiance. Members present were Earl Miller, Sharon Beck, Hanson Quickel and Margaret Burg. Member David Clouser was absent. Attorney John Elliot provided legal counsel for the Board.

The minutes from the February 8, 2010 ZHB meeting were approved as presented on a motion by Sharon Beck and second by Hanson Quickel.

**Old Business** - None

**New Business**

**Case No. 02- 2010** Charles Eckenrode's request for a Special Exception to allow for the expansion or alteration of a non-conformity and Variance request to expand a non-conforming use in excess of 50% of the Conewago Township Zoning Ordinance #322 §627 for the property in an agricultural zone located at 100 Hykes Mill Rd., Tax Map: OH Parcel: 219. Charles Eckenrode, Jesse Lapp and Matt Bloom provided evidence for the case.

**Matt Bloom**, 20 Thomas Dr., East Berlin, who is a co-owner of the property, explained the purpose is to create safe haven activities at the location for all ages to enjoy live music venue. Parents can attend with children. No alcohol or drugs are allowed on the property. Up and coming bands provide entertainment.

**Stephanie Novotny**, Cemetery Rd. resident expressed concern about loud music at late hours and questioned what the hours of operation would be. Mr. Bloom said they are currently operating until midnight.

**Charles Eckenrode** advised that after some complaints from neighbors, the back door of the building will remain closed and the sound does not travel through the hollow when the doors are closed.

**Mike Redding**, 360 Hykes Mill Rd, expressed his feeling that midnight is too late and places a burden on the neighbors, he would like to see it end at 10 pm. He also stated he hears a significant amount of noise when the Haunted House is operating.

**Carl Fidler**, 150 E Butter Rd, spoke in favor of allowing the Special Exception. He plays with a Country Music Gospel group and he would like to put on shows at the building on Sunday afternoons.

**Mary Kushla**, 756 W Market St., works with young adults and stated her feelings on the need for well supervised music venues for the people to attend as positive alternative activities.

Questions from the ZHB included discussion on security, of which there are 2 paid security officers and monitoring cameras in use; Internet advertising containing references to alcohol, which Mr. Bloom stated are no longer appearing; Township Noise Ordinance which is in effect from 11 pm to 7 am, Curfew Ordinance in effect from 12 midnight to 5 am, and Nuisance Ordinance in effect from 10 pm to 7 am. Also, Sharon Beck asked if there were going to be any changes made to the building or additional parking, Mr. Eckenrode answered no. There was also discussion about use of the building for days during the week.

Margaret Burg made the motion that in the matter of Case No. 02-2010, the request for a Special Exception to allow for the expansion or alteration of a previously approved special exception to expand the use of the property at 100 Hykes Mill Rd for people of all ages and for use as a rental hall be approved with the following conditions:

Hours of operation: Friday and Saturday, 6 pm to 11 pm; Sunday 3 pm to 8 pm, Monday through Thursday, 12 noon to 9 pm; No drugs or alcohol allowed on the property; Bringing your own alcoholic beverage is not allowed; Previous conditions attached to the original special exception will apply. Hanson Quickel seconded, motion carried.

Motion to adjourn by Margaret Burg and Sharon Beck.

Respectfully submitted,

Margaret L. Burg  
Acting Secretary