

Conewago Township Zoning Hearing Board Minutes

August 13, 2012

The meeting was called to order at 7:00 PM with the Pledge of Allegiance.

Members present were Earl Miller, Sharon Beck, David Clouser, Hanson Quickel, and Margret Burg. Attorney John Elliot provided legal counsel for the ZHB.

The July 9, 2012 ZHB Minutes were approved as presented. There was no old business.

New Business- Case No. 03-2012 CHR Corporation's request for a variance from section 306.1 to extend an existing building an additional nine feet into the front setback area of Cloverleaf road. Neal Metzger of Iscdesign and Tim Rutter presented evidence for the case.

Attorney John Elliot advised the ZHB and the public his firm represents CHR. , but for ZHB Case 03-2012 Attorney Elliot will not advise or represent CHR.

A 9x37 foot addition is planned for Rutter's site # 54 at 5305 North Susquehanna Trail, York, Pa. More cooler space is needed in order to reduce truck deliveries to the store. The retail sales area will not be expanded. New condensing units will be placed on the roof. Rutter is willing to install a 42' fence around condenser units. The lot has a unique, unusual shape, is fronted on three sides and has a thirty foot fall from front to rear. The guard rail will not be relocated. Traffic flow is a recognized problem. Tim Rutter volunteered to install signs requesting no left turns onto Susquehanna Trail. Exhibits A thru E were presented.

David Clouser made a motion that Case 03-2012 CHR Corporation's request regarding property at 5305 North Susquehanna Trail, York Pa. for a variance from section 306.1 to extend an existing building an additional nine feet into the front setback along Cloverleaf Road be granted subject to the following conditions:

1.-The front setback along Cloverleaf Road to the outside edge of the proposed addition will be no less than twenty-two feet.

2- A wall made from the owner's choice of materials will be constructed to shield the rooftop equipment from public view.

Hanson Quickel seconded. The motion carried.

There was no further business and the meeting adjourned at 7:45 PM.

Respectfully Submitted

David Clouser, Secretary