

**SPRINGETTSBURY TOWNSHIP  
PUBLIC HEARING**

**FEBRUARY 12, 2015  
APPROVED**

The Board of Supervisors of Springettsbury Township held a Public Hearing on Thursday, February 12, 2015 7:00 p.m. at the Township Offices located at 1501 Mt. Zion Road, York, PA.

**MEMBERS IN**

**ATTENDANCE:** Mark Swomley, Chairman  
George Dvoryak, Vice Chairman  
Julie Landis  
Bill Schenck  
Kathleen Phan

**ALSO IN**

**ATTENDANCE:** Kristen L. Denne, Township Manager  
Charles Rausch, Solicitor  
John Luciani, Civil Engineer  
Dennis Crabill, Buchart-Horn, Inc.  
Patricia Lang, Director of Community Development  
Betty Speicher, Director of Human Resources  
Dori Bowders, Manager of Administrative Operations  
Thomas Hyers, Chief, Police Department  
Robert McCoy, Chief, YAUFR  
Mark Hodgkinson, Director of Wastewater Treatment Plant  
Jean Abreght, Stenographer

**1. CALL TO ORDER**

**SWOMLEY** Chairman Mark Swomley called the Public Hearing to order. He stated the Hearing was to hear testimony regarding an Amendment to the Flexible Development District Zoning Ordinance.

**2. NEW BUSINESS**

A. Ordinance Amending the Springettsbury Township Code of Ordinances, Chapter 325, Zoning, Article XX, F-D Flexible Development District.

**RAUSCH** Solicitor Charles Rausch stated that a Public Hearing on a Zoning Amendment had been called, and both the Hearing and the Ordinance were advertised. He asked Patricia Lang for a brief explanation.

**LANG** Patricia Lang presented a PowerPoint overview of the Flexible Development Zone and noted there is a Flexible Development Overlay as well. Some of the main points for consideration included:

- There is a base Zoning District with a second set of criteria that constitutes the overlay.

- Board has sole discretion of when and where to apply the overlay regulations; best on a site-by-site basis.
- Request is to allow Flexible Development Overlay to be applied in the Flexible Development Base Zoning District.
- Applicant is interested in redevelopment of the York Valley Inn site, currently zoned Flexible Development without the overlay.
- A 100-foot buffer exists between the end of Residential Development which surrounds the parcel.
- Approval in what is permitted is the ability to add a residential component in the Zoning District.

**RAUSCH** Solicitor Rausch commented that it would encompass multi-family housing and not single family housing.

**LANG** Ms. Lang reported that, in addition to the text Amendment that was requested, there was some cleanup work for clarification and correction.

**RAUSCH** Solicitor Rausch noted that there was a typo and two other corrections. He reported that the Amendment had been reviewed and recommended by both the York County and Springettsbury's Planning Commissions.

**SWOMLEY** Chairman Swomley recapped the proposed action. He stated that the Flexible Development Zoning District was less flexible than the districts around it, and because of that some of it could have been viewed as spot zoning that prevented certain uses. This action will provide more flexibility in what was supposed to be a Flexible District. He asked if there were any questions from the board.

**LANDIS** Ms. Landis asked Ms. Lang how many parcels and acres were involved.

**LANG** Ms. Lang responded that there are 46 parcels and 420 acres. Most of that property is already fully developed and could provide redevelopment opportunities.

**LANDIS** Ms. Landis questioned whether any interested party would have to come before the board.

**LANG** Ms. Lang indicated there is a set of criteria in the Ordinance that would be taken into consideration as to whether a specific parcel is appropriate for the application of the Overlay. She added that passing the Amendment of the Ordinance this date would not make it applicable to any of the 420 acres.

**LANDIS** Ms. Landis asked what criteria the board would use to pick and choose for a decision.

**LANG** Ms. Lang responded that it is in the Section of the Zoning Coordinates and it is not arbitrary.

**SWOMLEY** Chairman Swomley noted that any request would first go before the Planning Commission and then would come to the Board of Supervisors with a recommendation and explanation.

**LANG** Ms. Lang read the criteria for consideration. The Board may elect to apply the Flexible Development Overlay to a parcel or set of continuous parcels that meets at least one of the following criteria:

- Any structure or site vacant for one calendar year.
- An unoccupied structure that has been tax delinquent for a period of two years.
- Physical condition that has rendered the site a public nuisance, in accordance with Township Building Codes.
- Presence of a fire hazard or other safety hazard, persons or property as determined by the Township Fire Chief.
- A physical condition that has rendered the site an attractive nuisance to children, including abandoned wells, shafts, basements, excavations, unsafe structures.
- Any structure that due to dilapidation, sanitation, vermin, lack of facilities or safety has been designated by the Township as unfit for human habitation.
- Any structure from which the utilities; plumbing, heating, sewer or other facilities have been disconnected, destroyed, removed or rendered ineffective, so that the property is unfit for its intended use.
- A vacant or unimproved track in a predominantly built-up area which by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris.
- A property that has environmentally hazardous conditions, solid waste, pollution or contamination in a building or land.

**SWOMLEY** Chairman Swomley asked for any further questions or comments from the board. Hearing none, he asked for public comment.

**3. PUBLIC COMMENT**

**SOLYMOS** Peter Solymos, 110 South Northern Way, appeared as Counsel for the applicant who filed the rezoning request. He noted the subject had been discussed extensively with Springettsbury Board of Supervisors and Planning Commission. Both the township Planning Commission and York County Planning Commission had recommended the Amendment. He stated that his client hoped to develop the property into multi-family dwellings and would appreciate approval.

**4. ADJOURNMENT**

**SWOMLEY** Chairman Swomley adjourned the Public Hearing.

Respectfully submitted,

Doreen K. Bowders  
Secretary

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