

**SPRINGETTSBURY TOWNSHIP
BOARD OF SUPERVISORS
PUBLIC HEARING
AGENDA
August 25, 2016
6:00 PM**

1. CALL TO ORDER

2. NEW BUSINESS

- A. Public Hearing Continued from July 28, 2016 - Proposed Ordinance Amending the Springettsbury Township Zoning Map to Rezone Certain Parcels of Land from N-C, Neighborhood Commercial District to the C-H, Commercial Highway District and to Add Said Parcels to the Town Center Overlay; Rezone Certain Parcels of Land from the R-1, High Density Residential to the C-H, Commercial Highway District and to Add Said Parcels to the Town Center Overlay; and to Adopt the Town Center Overlay for Certain Parcels of Land (Parcels along Mt. Zion Road and East Market Street)

3. PUBLIC COMMENT

4. ADJOURNMENT

**SPRINGETTSBURY TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2016-05

**AN ORDINANCE AMENDING THE SPRINGETTSBURY TOWNSHIP ZONING
MAP TO REZONE CERTAIN PARCELS OF LAND FROM N-C,
NEIGHBORHOOD COMMERCIAL DISTRICT TO THE C-H, COMMERCIAL
HIGHWAY DISTRICT AND TO ADD SAID PARCELS TO THE TOWN
CENTER OVERLAY; REZONE CERTAIN PARCELS OF LAND FROM THE R-
1, HIGH DENSITY RESIDENTIAL TO THE C-H, COMMERCIAL HIGHWAY
DISTRICT AND TO ADD SAID PARCELS TO THE TOWN CENTER
OVERLAY; AND TO ADOPT THE TOWN CENTER OVERLAY FOR CERTAIN
PARCELS OF LAND**

WHEREAS, pursuant to Section 609 of the Municipalities Planning Code, 53 P.S. §10101 et seq., the Board of Supervisors of Springettsbury Township has received from the Springettsbury Township Planning Commission a recommendation to rezone twenty-three (23) parcels of land located along Mt. Zion Road and East Market Street from the current N-C, Neighborhood Commercial District to the C-H, Commercial Highway District, and to add said parcels to the Town Center Overlay; and,

WHEREAS, the Board of Supervisors of Springettsbury Township has received from the Springettsbury Township Planning Commission a recommendation to rezone two (2) parcels of land located along Mt. Zion Road and East Market Street from the current R-1, High Density Residential to the C-H, Commercial Highway District, and to add said parcels to the Town Center Overlay; and

WHEREAS, the Board of Supervisors of Springettsbury Township has received a recommendation from the Springettsbury Township Planning Commission to add forty-one (41) parcels of land located along Mt. Zion Road and East Market Street to the Town Center Overlay; and,

WHEREAS, the Board of Supervisors of Springettsbury Township finds that it is in the best interest of the Township to rezone said parcels of land to the C-H, Commercial Highway District and to include said parcels within the Town Center Overlay.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, and it is hereby enacted and ordained by the Board of Supervisors of Springettsbury Township as follows:

Section 1. The Zoning Map for Springettsbury Township is hereby amended to rezone the following twenty-three (23) parcels from the current N-C, Neighborhood Commercial District to the C-H, Commercial Highway District and to add said parcels to the Town Center Overlay Map under Article XXXIII of the Springettsbury Township Zoning Ordinance:

Parcel Number	Name	Address
460001800150000000	Robert and Virginia Stambaugh	99 Mt Zion Rd
46000180015A000000	Holly Hoover	97 Mt Zion Rd
460001800160000000	Eugene and Ethel Tresselt	93 Mt Zion Rd
460001800170000000	Edward and Kelly Akin	85 Mt Zion Rd
460001800180000000	Michael and Mimma Caltagirone	79 Mt Zion Rd
460001800190000000	Lisa Shahid	73 Mt Zion Rd
460001800200000000	Raymond and Kim Abboud	63 Mt Zion Rd
460001800210000000	Bradley Waltemyer	59 Mt Zion Rd
460001800220000000	Michael Caltagirone	51 Mt Zion Rd
460001800240000000	Michael Caltagirone	35 Mt Zion Rd
460001800250000000	Michael Caltagirone	27 Mt Zion Rd
46000180025A000000	SBA Monarch Towers, LLC	3491 Industrial Hwy
460001800260000000	Michael and Mimma Caltagirone	19 Mt Zion Rd
46000180026A000000	Susan Burnside	N/A
460001800270000000	Michael and Mimma Caltagirone	15 Mt Zion Rd
460001800280000000	Michael and Mimma Caltagirone	9 Mt Zion Rd
460001800290000000	York County Gas Co	N/A
460001800300000000	Kriti, Inc	3311 E Market St
460001800310000000	Kriti, Inc	3311 E Market St
460001800320000000	Michael and Mimma Caltagirone	3319 E Market St
460001800330000000	Michael and Mimma Caltagirone	3321 E Market St
460001800340000000	RFY, LLC	3323 E Market St
46000180034A000000	RFY, LLC	3405 E Market St

Section 2. The Zoning Map for Springettsbury Township is hereby amended to rezone the following two (2) parcels from the current R-1, High Density Residential, to the C-H, Commercial Highway District, and to add said parcels to the Town Center Overlay Map under Article XXXIII of the Springettsbury Township Zoning Ordinance:

Parcel Number	Name	Address
460001800230000000	Springetts Manor, LP	50 Eisenhower Dr
46000JJ80230000000	Springetts Manor, LP	3400 E Market St

Section 3. The Town Center Overlay Map under Article XXXIII of the Springettsbury Township Zoning Ordinance is hereby amended to add all of the following forty-one (41) parcels:

Parcel Number	Name	Address
460001800010000000	Trustees For Rudolph and Pamela Kocman	3215 E Market St
460001800020000000	Trustees For Rudolph and Pamela Kocman	3217 E Market St
460001800040000000	William and Wanda Walker	10 Mt Zion Rd
460001800050000000	William Walker Jr and Carol Walker	18 Mt Zion Rd
460001800060000000	Roy and Janice Smith	26 Mt Zion Rd
460001800070000000	Edward Saxe	34 Mt Zion Rd
460001800080000000	YCC Holdings, Inc	138 Mt Zion Rd
460001800090000000	Edward Saxe	50 Mt Zion Rd
460001800100000000	Child Evangelism Fellowship	58 Mt Zion Rd
460001800110000000	Cordell and Joann Dawson	64 Mt Zion Rd
460001800120000000	Barley and Katie Augustyniak	72 Mt Zion Rd
460001800130000000	Dana and Angela Heidlebaugh	80 Mt Zion Rd
460001800140000000	York Container Company	88 Mt Zion Rd
460001800350000000	Mounir Chami	3415 E Market St
460001800360000000	Susan Chami	3417 E Market St
460001800370000000	Mounir Chami	3421 E Market St
460001800380000000	Mark Caltagirone	3425 E Market St
460001800390000000	Frank Shortino	3429 E Market St
460001800400000000	Everett Courtright	3433 E Market St
460001800440000000	Cnythia Neibert	3434-3444 E Market St
460001800450000000	J&A Real Estate Partnership	3432 E Market St
460001800460000000	Lincolnway Flower Shop	3420 E Market St
460001800480000000	DTR Sales, LLC	3416 E Market St
460001800490000000	Michael Caltagirone	3410-3414 E Market St
460001800500000000	James and Angie Spanos	3406 E Market St
460001800510000000	D Mark Holdings, LLC	3402 E Market St
460001800520000000	Joseph and Marianne Lau	3350 E Market St
460001800530000000	3320 East Market, LLC	3320 E Market St
460001800540000000	Rap East Market York, LLC	3300 E Market St
46000180054A000000	Oil Change York, LLC	3308 E Market St
460001800570000000	Craig and Theresa Adams	3-5 Longstown Rd
460001800580000000	Gene and Chris Kessler	7-9 Longstown Rd
46000JJ0065B000000	J&A Real Estate Partnership	N/A
46000JJ00650000000	J&A Real Estate Partnership	N/A
460001800780000000	John Schmitt	3430 E Market St
46000140292A000000	Sikander Singh and Satwinder Kaur	3251 Eastern Blvd

46000140293B000000	State Owned	E Market and Edgewood Rd SE Corner
460001402810000000	Jeffrey and Yuan Goodis	3233 Eastern Blvd
460001402940000000	Joseph Depasquale	3218 E Market St
460001402950000000	3216 SCB, LLC	3216 E Market St
460001402960000000	Sweet Investment Properties, LLC	3214 E Market St

Section 3. Upon adoption of this ordinance, the Zoning Map and Town Center Overlay Map of the Springettsbury Township Zoning Ordinance shall be so modified and amended.

Section 4. This Ordinance shall be effective five (5) days after adoption.

ENACTED AND ORDAINED, this 25th day of August, 2016.

ATTEST:

BOARD OF SUPERVISORS OF
SPRINGETTSBURY TOWNSHIP

Doreen K. Bowders, Secretary

BY: _____
Mark M. Swomley, Chairman

**NOTICE OF CONTINUED PUBLIC HEARING AND INTENT TO ADOPT AN
ORDINANCE
SPRINGETTSBURY TOWNSHIP
YORK COUNTY, PENNSYLVANIA**

NOTICE is hereby given that the Board of Supervisors of Springettsbury Township will hold a continued public hearing to take comments on an ordinance to amend the Springettsbury Township Zoning Map and Town Center Overlay Map on **August 25, 2016**, beginning at **6:00 p.m.** at the Township Administrative Offices, 1501 Mt. Zion Road, York, PA 17402. The Board of Supervisors may adopt the ordinance at its regular meeting following the public hearing.

The purpose of the ordinance is to rezone: (1) 23 parcels along Mt. Zion Road and East Market Street from N-C, Neighborhood Commercial to C-H, Commercial Highway and to add said parcels to the Town Center Overlay Map; (2) 2 parcels along Mt. Zion Road and East Market Street from R-1, High Density Residential to C-H, Commercial Highway and to add said parcels to the Town Center Overlay Map; and (3) add 41 parcels along Mt. Zion Road and East Market Street to the Town Center Overlay Map.

A copy of the Ordinance is available for inspection at the newspaper publishing this notice, the York County Law Library and a copy is available for inspection without charge and copying at a charge no greater than the cost thereof at the Springettsbury Township Administration Building located at 1501 Mt. Zion Road, York, Pennsylvania 17402, Monday through Friday, 9:00 a.m. to 4:30 p.m., prevailing time.

SPRINGETTSBURY TOWNSHIP
BLAKEY, YOST, BUPP & RAUSCH, LLP, Solicitors