



pennsylvania
OFFICE OF OPEN RECORDS

RTK 291



Springettsbury Township

1501 Mt. Zion Road
York, PA 17402
(717) 757-3521 (Phone)
(717) 505-0455 (Fax)
www.springettsbury.com

STANDARD RIGHT-TO-KNOW REQUEST FORM

DATE REQUESTED: 11/20/2014

REQUEST SUBMITTED BY: E-MAIL U.S. MAIL FAX IN-PERSON

NAME OF REQUESTOR: Chele Haun

STREET ADDRESS: 3555 NW 58th St., Ste. 400

CITY/STATE/COUNTY (Required): OKC, OK 73112

TELEPHONE (Optional): [REDACTED]

RECORDS REQUESTED:
*Provide as much specific detail as possible so the agency can identify the information.
Re: K-Mart - 1094 Haines Rd.
Copies of outstanding zoning, building and fire code violations.
copy of certificate of occupancy
copy of approved variances, ordinances, special use permits, site pl
DO YOU WANT COPIES? YES or NO

DO YOU WANT TO INSPECT THE RECORDS? YES or NO

DO YOU WANT CERTIFIED COPIES OF RECORDS? YES or NO

RIGHT TO KNOW OFFICER: **ABEGALE GIBB**
abby.gibb@springettsbury.com

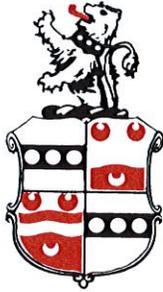
DATE RECEIVED BY THE AGENCY: 11/20/14

AGENCY FIVE (5)-DAY RESPONSE DUE: 12/1/14

30 Day: 12/31/14

****Public bodies may fill anonymous verbal or written requests. If the requestor wishes to pursue the relief and remedies provided for in this Act, the request must be in writing. (Section 702.) Written requests need not include an explanation why information is sought or the intended use of the information unless otherwise required by law. (Section 703.)**

Questions: please contact the Office of Open Records at (717) 346-9903 or openrecords@state.pa.us



COAT OF ARMS OF SPRINGETT PENN
1701-1731

SPRINGETTSBURY TOWNSHIP

1501 Mt. Zion Road
York, Pennsylvania 17402
717-757-3521 Fax: 717-757-7856
www.springettsbury.com
email: info@springettsbury.com

Police: 717-757-3525 Fax: 717-840-1908
Police and Fire Emergencies - Dial 911
Recreation Office: 717-505-0406

Wastewater Treatment Facility
3501 North Sherman Street
717-757-3521 Fax: 717-840-0680

BOARD OF SUPERVISORS

George M. Dvoryak
Chairman

Julie A. Landis
Vice Chairman

Mark M. Swomley
Assistant Secretary/Treasurer

William H. Schenck, III

Kathleen A. Phan

TOWNSHIP MANAGER

Kristen L. Denne

November 21, 2014

Ms. Chele Haun
3555 NW 58th Street, Suite 400
Oklahoma City, Oklahoma 73112

Re: **RIGHT-TO-KNOW REQUEST – K-Mart, 1094 Haines Road**

Dear Ms. Haun,

Thank you for writing to Springettsbury Township with your request for information in regards to: "Re: K-Mart – 1094 Haines Road. Copies of outstanding zoning, building and fire code violations. Copy of certificate of occupancy. Copy of approved variances, ordinances, special use permits, site plans."

Patricia Lang, Director of Community Development indicated that you and she exchanged emails with the similar questions as this request.

- **Approved Site Plans** – No record exists.
- **Copies of outstanding zoning, building or fire code violations** - No record exists.
- **Copy of approved variances, ordinances, special use permits** - Three variances were granted on October 7, 1969, as shown in the Zoning Hearing Board Minutes from that date.
- **Was a certificate of occupancy issued and if so, may we obtain a copy of it?** The Township does not have record of a Certificate of Occupancy being issued.

The Township always welcomes anyone who would like to review its records. Please contact Ms. Patricia Lang, Community Development Director, at 717-757-3521 should you wish to schedule an appointment to review any of the Townships property record files.

A copy of the Zoning Hearing Board Minutes from October 7, 1969 (2 pages) is available for \$0.50, at a rate of \$0.25 per page, if picked up from the municipal office. Should you wish to have the information mailed, the additional cost is \$0.48 for a total cost of \$0.98.

Please be advised that this correspondence will serve to close this record with our office as permitted by law.

If you have any questions please do not hesitate to contact me.

Very truly yours,



Abby Gibb

Right to Know Officer

cc: Kristen Denne, Township Manager
Patricia Lang, Director of Community Development
Mark Hodgkinson, Director of Public Works/Wastewater Treatment
Dori Bowders, Manager of Administrative Operations
Charles Rausch, Township Solicitor

File: Right-to-Know – 291

October 7, 1969

Regular public meeting, Springettsbury Township Zoning Hearing Board, held above date at 7:30 P.M. in the Township Office.

MEMBERS: C. H. Just and Rodney B. Beck
ALSO: Messrs. Elsesser, Schriver and Adams

1. and 2. WEIS MARKETS, INC. and PAL ASSOCIATES - MT. ROSE AVENUE/HAINES ROAD/
WASHINGTON ROAD - APPLICATION #577 and #578 - Variances

Robert F. Weis, Vice President of Weis Markets, Inc.
Sidney Apflebaum, Esq., attorney for applicant
Joseph Yuschok, Director of Real Estate
Basil A. Shorb, Esq., for Misericordia Conv. Home
Chester Robak, 561 South Russell Street

Application is for 3 variances for setback of sign, reduction in green area and reduction in number of parking spaces required. The Weis Food Store has 25,756 sq. ft. of floor space and the K-Mart has 84,000 sq. ft. of floor space and the bank has 2,400 sq. ft. of floor space or about 25% land coverage while 30 is permitted maximum. Their parking facilities are 10'x20' with 708 parking spaces provided while 828 would be required. The parking lot is committed for the joint use by all parties concerned in the shopping complex. A reciprocal parking easement has been signed between the two parties. The pylon sign proposed is 70 feet setback and 77 feet setback is required. The green area within the highway right-of-way would be 5 feet which they dedicated for the I-83 on the north ramp. Without this, they are short for green area. As much of their front will be used for green area for beautification purposes. The Board noted there may be some traffic problems on Washington Road at Russell Street. They felt that at the access drive one lane should be marked as in only and one marked as out only. Mr. Weis said they can make a detailed study of the access drive and submit same. Basil Shorb, Esq., on the Board for Misericordia Convalescent Home, requested permission to view the plans. After review, he said they strongly object to the auto service center on the north side of this property which would be toward the front of the Home. He objected to the large doors which the Home would have to face on the Auto Center. Chester Robak, 561 South Russell Street, said he lives a few blocks away from the proposed site and his mother is in the Home. He said it is a fine institution and the wishes of it should be adhered to, as this is a residential area. Mr. Apflebaum said the site is commercial on which they will build and they are complying with the use permitted. Mr. Robak said the patrons using the Auto Center will blow their horns in order to get service causing a noise problem. Mr. Apflebaum said he does not anticipate this, and if some problem would occur this would be policed. Heavy screen planting, Mr. Apflebaum stated, is indicated for the northern corner where the Home would face. Mr. Yuschok said the parking lot of the Home would actually face this and there is 73 feet to the parking lot plus the lot is 2 rows of parking spaces with aisles and then a certain setback to the Home itself. He feels it would be too far back and with screen planting there would be no problem. The Board then questioned if there would be any dispensing of gasoline for sale on the premises. Mr. Weis said there is, he believes, a provision in the deed prohibiting same. The Board said dispensing gasoline for sale would not be permitted. Mr. Shorb concluded by saying he wishes to voice a strong objection to the auto center. Mr. Shorb also said they don't want any loading docks right at that corner either. Mr. Weis said none are indicated on the plan and thus there would be none. With no further testimony, the Board retired to reach a decision. The Board returned stating the requests of the variances of this application are granted with respect to the specified number of parking spaces, the total green area and the setback of the sign subject to the following provisos:

(1) The sign shall be stationary and if illuminated it shall only be illuminated from within and of a nonflashing nature.

- (2) The access drives proposal at the corner of Russell Street and Washington Road shall be submitted to the Township Engineer for his approval before installation.
- (3) Screen planting along the northern edge of the property shall extend between Russell Street and the State right-of-way for the Expressway and such planting shall be in full conformity with the Township Ordinance.
- (4) No loading dock shall be installed on the northern end of the building.
- (5) All services rendered with respect to automobiles in the Auto Service Department shall be entirely within the building and no exterior wall lights of any kind shall be placed upon the northern wall of the building.
- (6) No sale of gasoline shall take place upon the premises.
- (7) No outside storage or accumulation of any matter of any kind whatsoever shall occur at any time.
- (8) The chain link fence shown on the plot plan shall be no higher than 4 feet.
- (9) It is noted that the setbacks indicated for the various lights on the plot plan are not in conformity with the Ordinance but the locations shown thereon are desirable and are approved provided they are shaded in conformity with the Ordinance.
- (10) A copy of the reciprocal parking easement referred to during the testimony, shall be furnished the Township Officials.

3. THOMAS C. MILLS - APPLICATION #579 - EASTERN BOULEVARD AND SOUTH FINDLAY STREET
Variance

Thomas C. Mills, applicant testifying
 Clarence Shimmel, proposed purchaser testifying

Application is for a variance to erect a home on this lot. Due to the lot being a corner lot, proper setbacks cannot be adhered to according to the Ordinance for a properly sized home. The lot is 80 feet wide and 150 feet long. The home would be 27' x 45' split level with 10 foot side yard on the west side, 30 foot setback on Eastern Boulevard to line up with existing homes and 25 foot setback on South Findlay Street. With no further testimony, the Board retired to reach a decision and returned stating the application will not be contrary to the public interest, there are special conditions which will result in unnecessary hardship from the literal enforcement of the provisions of the Zoning Ordinance, and the spirit of the Ordinance will be observed and substantial justice will be done by granting the application.

4. EDWARD G. MILLER - APPLICATION #580 - 2266 PLEASANT VIEW DRIVE - Variance and
Special Exception

Mr. and Mrs. Edward G. Miller, testifying

Application is for construction of an addition to the existing home of a room 16' x 20' and a garage of 22' x 27'. Setback from the centerline of Park Avenue to the room addition would be 49', to the garage 53' although they adjoin. There would be a setoff of 4' between the nearest part of the room addition and the garage. There would be a setback of 50 feet from the west property line and 16 feet from the garage to the north property line and 22 feet from the room addition to the north property line. The home is now 48' from the centerline of Park Avenue. A setback of 55' would be required from the centerline of Park Avenue. There is now a window used for ventilation to the bathroom which they do not want to close off, which causes the difference in setback from the roadway. This setback would also give them proper projection with the roof line as the home now exists. With no