

**SPRINGETTSBURY TOWNSHIP
PUBLIC HEARING**

**JANUARY 25, 2018
APPROVED**

The Springettsbury Township Board of Supervisors held a Public Hearing on Thursday, January 25, 2018 at 7:00 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA.

MEMBERS IN

ATTENDANCE: Mark Swomley, Chairman
George Dvoryak, Vice Chairman
Kathleen Phan, Assistant Secretary/Treasurer
Blanda Nace
Charles Wurster

ALSO IN

ATTENDANCE: Benjamin Marchant, Township Manager
Charles Rausch, Solicitor
John Luciani, Civil Engineer
Dennis Crabill, Environmental Engineer
Dori Bowders, Manager of Administrative Operations
Mark Hodgkinson, Director of Public Works/WWT
Teresa Hummel, Finance Director
Jessica Fieldhouse, Director of Community Development
Nitza Sanchez-Bowser, Director of Human Resources
Lt. Beam, Chief, Police Department
John Woods, YAUF
Andy Hinkle, Manager, Information Systems
Jean Abrecht, Stenographer

1. CALL TO ORDER

SWOMLEY Chairman Swomley called the Public Hearing to order at 7:00 p.m.

2. NEW BUSINESS

A. Proposed Amendment to Code of Ordinances, Chapter 325 “Zoning” to Add the Use of Adaptive Reuse to Multi-Family Residential in the R-7, Small Lot Single-Family Residential District

SWOMLEY Chairman Swomley stated the purpose of the Public Hearing, which was to discuss the proposed amendment to the Code of Ordinances to add a text amendment. He stated that this is for Adaptive Reuse to Multi-Family Residential in the R7 Small Lot Single Family Residential District.

FIELDHOUSE Ms. Fieldhouse provided a summary of the proposed amendment. She stated that the process began with an applicant requesting rezoning for the property at 2309 East Philadelphia Street. The board had been requested to consider rezoning from R7 to Mixed Use to allow for the redevelopment of an institutional facility that had been a school and a church into an apartment

building with 12 market-rate apartment units, a use currently not permitted in the R7 zone. The board denied the rezoning request initially due to neighborhood residents' testimony of its affects upon a tight-knit and well-established residential neighborhood. The residents, however, were not opposed to the redevelopment proposal given but rather opposed to the rezoning. Staff provided several options, one of which was a text amendment to allow the adaptive reuse, which had been reviewed and recommended by the township Planning Commission in December. The initial language related to historic restoration had been removed. The York County Planning Commission had reviewed the draft text amendment at its January 16 meeting with a recommendation not to adopt it citing several reasons: 1) due to the historic restoration language and 2) to include more than just the R7 zone but with no guidance. Ms. Fieldhouse and the Solicitor had reviewed all comments and determined that future changes could be made as appropriate at a later date. The current format of the text amendment was merited to come before the board for testimony and a vote at the regular board meeting.

Ms. Fieldhouse presented a summary of the language, which provides a redevelopment option for outdated and obsolete, non-residential structures in existing, older core residential areas. She noted that, while it sounded very broad, it was very limited in that it related to old school buildings, churches, civic organizations, etc. that had traded ownership and was unable to find a use for it.

Ms. Fieldhouse focused on the property at 2309 East Philadelphia Street, which is a perfect example because the structure is obsolete and cannot be used as a destination for civic organizations any longer because it is not accessible. The language seeks to create an opportunity to provide redevelopment in older core neighborhoods where it is appropriate to Multi-Family and being watchful of density requirements and assuring it is not out of character with the existing development. Ultimately, it will keep a property from becoming a derelict, vacant and abandoned building.

SWOMLEY Chairman Swomley noted that the township Planning Commission had recommended the text amendment for approval; however, the York County Planning Commission had recommended that it not be adopted. The township has a Comprehensive Plan update coming and any details recommended by York County Planning Commission can be reviewed at that time. At this time, the board has an opportunity to take a further look at zoning and make appropriate changes to allow the adaptive reuse in other areas.

WURSTER Mr. Wurster stated that both from the township Planning Commission and the supervisors' perspective, it is important that to recognize that they have the insertion of that word of non-residential. Mr. Wurster stated that it was very important because it does take into consideration those odd, non-residential

buildings that may be in residential neighborhoods. The zoning change will be a very important tool that achieves the preservation and quality of the neighborhoods.

SWOMLEY Chairman Swomley added that it also provides for the ability to make changes in other areas of the community as appropriate. The Adaptive Reuse will bring things into the character of the neighborhood without allowing negative things that neighbors really do not want to have happen in their community. He noted that the board was very happy that the residents had come and expressed their views. The board completely agreed with their concerns.

3. PUBLIC COMMENT

There were no Public Comments.

4. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the meeting at 7:05 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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