

**SPRINGETTSBURY TOWNSHIP
ZONING HEARING BOARD
MARCH 5, 2020**

MEMBERS IN

ATTENDANCE: Dale Achenbach, Chairman
David Seiler, Vice Chairman
Sande Cunningham, Secretary
Mark Bair
Stacey Ankrum, Alternate

ALSO IN

ATTENDANCE: Jessica Fieldhouse, Community Development Director
Gavin Markey, Solicitor
Sue Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

Chairman Achenbach called the meeting to order at 6:10 p.m. and led the Pledge of Allegiance. He introduced the members of the Board.

2. ACTION ON THE MINUTES

A. FEBRUARY 6, 2020

MR. SEILER MOVED FOR APPROVAL OF THE FEBRUARY 6 ZONING HEARING BOARD MINUTES AS SUBMITTED. MR. BAIR SECONDED. MOTION UNANIMOUSLY CARRIED.

Chairman Achenbach asked if the cases were properly advertised. Ms. Fieldhouse responded that notifications had been made.

4. OLD BUSINESS – None

5. NEW BUSINESS

A. Case ZHB-2020-0002 – Pine Forest Development, LLC

Attorney Paul Minnich
Tom Englerth, Site Design Concepts

All witnesses were sworn in.

Ms. Fieldhouse stated this case is continued from the February 6, 2020 Zoning Hearing Board meeting. A continuance was required due to an error in the advertisement in the paper identifying the address as 3000 Whiteford Road, instead of 2000 Whiteford Road. The case was re-advertised with the correct address. The property was posted and notices were sent out to adjoining properties. The property at 2000 Whiteford Road is currently improved with four single-family homes, a driveway and two accessory structures. Pine Forest Development, LLC is proposing to develop the property with a 3000+ sq. ft., 3-story indoor, temperature controlled mini storage facility. There will be accessory parking which meets ordinance requirements and will also have accessory stormwater management facilities that meet the requirements in the township's stormwater water management ordinance. She noted this hearing is to approve the special exception use of the property as mini storage. If the special exception is approved, the property will go through the subsequent land development planning process which will take a more in-depth look into grading, utilities, traffic access, stormwater management, etc.

Attorney Minnich indicated they did not have additional testimony. He noted prior testimony establishes they meet all applicable criteria for the special exception to be granted and it was understood they would come back for the land development process.

Solicitor Markey stated the process is to open the floor to any public comment. If there is no input from the audience, then a motion could be made to approve the special exception since the applicant has carried their burden of proof on the specific criteria. He noted the transcript of the February 6 meeting is included as a condition of approval in order to avoid future deviations from the project.

Chairman Achenbach asked if there was anyone in attendance who wished to speak for or against the applicant. Hearing none, he called for a motion.

MR. SEILER MOVED IN THE CASE OF ZHB-2020-0002 PINE FOREST DEVELOPMENT, LLC THAT THE SPECIAL EXCEPTION TO S325-176 MINI STORAGE FACILITY AT 2000 WHITEFORD ROAD BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- **SUBSEQUENT SITE FENCING, LANDSCAPING AND SIGNAGE MUST CONFORM TO CHAPTER 325 OF THE TOWNSHIP'S CODIFIED ORDINANCES AND PARTICULARLY S.325-176.C.,F., & G. 2 – S.325-176 IN ITS ENTIRETY EXCEPT AS MODIFIED BY TESTIMONY.**
- **TRANSCRIPT OF TESTIMONY AND ALL AFFIRMATIONS OF FACT BY THE REPRESENTATIVE OF THE APPLICANT SHALL BE BINDING CONDITIONS OF APPROVAL.**

SECONDED BY MR. BAIR. MOTION UNANIMOUSLY PASSED.

5. ADJOURNMENT

CHAIRMAN ACHENBACH ADJOURNED THE MEETING AT 6:30 P.M.

Respectfully submitted,

Secretary
/ses