

APPROVED

**SPRINGETTSBURY TOWNSHIP
ZONING HEARING BOARD
SEPTEMBER 4, 2014**

The Springettsbury Township Zoning Hearing Board held a regularly scheduled meeting on the above date at the Township offices located at 1501 Mt. Zion Road, York, Pennsylvania 17402.

MEMBERS IN

ATTENDANCE: Dale Achenbach, Chair
John Schmitt
Sande Cunningham
Michael Papa
Kevin Hevner

ALSO IN

ATTENDANCE: Gavin Markey, ZHB Solicitor
Trisha Lang, Director of Community Development
Jean Abreght, Stenographer

NOT PRESENT: James Deitch
David Seiler

1. CALL TO ORDER:

Chairman Achenbach called the meeting to order at 6:00 p.m. He introduced the members of the Board. It was noted that Mr. Hevner will be filling in as a voting member for this meeting. .

Chairman Achenbach led the Pledge of Allegiance.

2. ACTION ON THE MINUTES:

A. July 10, 2014

MOTION MADE BY MR. PAPA, SECONDED BY MR. HEVNER TO APPROVE THE MINUTES OF July 10, 2014 AS PRESENTED. MOTION UNANIMOUSLY CARRIED.

Chairman Achenbach asked Ms. Lang if all cases were properly advertised. She responded that notifications had been made.

Chairman Achenbach noted the applicants agreed to the expedited process for presentation.

3. OLD BUSINESS - NONE

4. NEW BUSINESS

A. Case Z-14-05 Candle Hospitality LLC

James Snyder, Snyder, Secary & Associates, LLC

All witnesses were sworn in.

General Case Summary:

325-124. Hotels and motels

D. The maximum length of any building shall not exceed 200 feet. The interior floor area of each guest room, inclusive of bathroom and closet space, shall not be less than 250 square feet.

Comments: As noted above, this section of the ordinance contains a maximum building length AND a minimum floor area for each guest room. Although requesting a variance of this section, the applicant is ONLY seeking relief from the maximum building length standard. The remainder of the section shall remain applicable to the proposal.

Staff agrees with the bulk of the justification set forth by the applicant including the probability that this requirement is more appropriate for application to a motel than a hotel; that the applicant has minimized the variance needed by including a fourth floor; and that the use is permitted by right. Development of this now vacant lot is supported by staff.

Mr. Snyder indicated the property is located at 951 North Hills Road. He noted some time ago a subdivision plan created three lots at the location of North Hills Road and Route 30. Two of the lots were consolidated to create the LCBC site with parking behind it. The subject property is a 4 acre lot that is the remaining lot in the subdivision farthest to the east, zoned in the Flexible Development district. It is presently under contract between Candle Hospitality and LCBC to purchase this property and develop it as a hotel – The Candlewood Suites. This would be a facility with 85 rooms, 4 stories in height. The use is permitted at that location. They have met with Township Staff to discuss the development and there are no issues noted other than the provision of the ordinance §325-124.D, which restricts the maximum length of hotels to 200 ft. Mr. Snyder indicated they have adjusted the prototype by proposing a 4 story building in order to reduce its length to 230 ft. to get closer to the ordinance requirement. Consequently, they are requesting a variance to exceed the length of the hotel to 230 feet in length. He noted all other aspects of the ordinance will be complied with and they are currently working on the land development application.

Ms. Lang indicated the Township does not see it as being a critical variance and is not opposed to the request.

Chairman Achenbach asked if there was anyone in attendance who wished to speak for or against the applicant.

Att. Markey noted the hotel is a permitted use and the requested variance is diminimus in relation to that permitted use. He indicated he would recommend it from a legal perspective.

Ms. Cunningham moved In the case of Z-14-05 to recommend approval of the variance as diminimus for a 30 foot extension beyond the allowed 200 ft. for Candle Hospitality. Mr. Schmitt seconded. MOTION UNANIMOUSLY PASSED.

5. ADJOURNMENT

Chairman Achenbach adjourned the meeting at 6:20 PM.

Respectfully submitted,

Secretary

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