

**SPRINGETTSBURY TOWNSHIP
PUBLIC HEARING – YORK CONTAINER**

**OCTOBER 8, 2015
APPROVED**

The Springettsbury Township Board of Supervisors held a Public Hearing on Thursday, October 8, 2015 at 6:30 p.m. at the offices of Springettsbury Township located at 1501 Mt. Zion Road, York, PA.

MEMBERS IN

ATTENDANCE: Mark Swomley, Chairman
Bill Schenck
George Dvoryak

MEMBERS NOT

IN ATTENDANCE: Kathleen Phan
Julie Landis

ALSO IN

ATTENDANCE: Kristen Denne, Township Manager
Charles Rausch, Solicitor
John Luciani, Civil Engineer
Jean Abreght, Stenographer

1. CALL TO ORDER

SWOMLEY Chairman Swomley called the Public Hearing to order and noted the purpose for the Public Hearing was to hear testimony concerning a proposed amendment to the zoning map to rezone property for York Container.

LUCIANI John Luciani, Interim Zoning Officer presented the proposed amendment to the zoning map. He stated:

- York Container requested the township to change the zoning which was R-1 High Density Residential to Flexible Development allowing for potential future development.
- It is a 12-acre site area surrounding their plant.
- Expansion of their plant could not be realized with current zoning; no development is currently planned.
- A small piece of the tract will remain High Density Residential.
- Both York County Planning and Springettsbury Planning Commissions had no issues with the request.

Mr. Luciani provided an overhead view of the different zones showing the different areas. He introduced Mieke Driscoll, Attorney representing York Container and David Koratich from LSC.

DRISCOLL Ms. Driscoll stated that the York Container property consists of three tracts: the first has the main facility, one for open space and storm water management, and a third that goes out to Market Street. The proposal is to make it all one lot in a consistent zone. She reiterated that there are no current plans for development. She noted the one small tract that goes out to Market Street is not developable and could remain part of Residential if the township agreed. She reiterated Mr. Luciani's statement that both the York County and Springettsbury's Planning Commissions recommended approval.

SWOMLEY Chairman Swomley questioned whether there had been any further discussion concerning the access behind the houses along Mt. Zion Road and whether they are amenable to allowing that to come out to the signalized intersection.

DRISCOLL Ms. Driscoll responded that they understand the request and the desire there; however, it would require significant amounts of right-of-way from many of the property owners. Because no actual improvements or developments are planned, they do not believe it makes sense to approach it.

SWOMLEY Chairman Swomley noted he was interested in whether the owners of the individual properties were amenable to the idea.

DRISCOLL Ms. Driscoll stated that she could not accurately respond to the status of those conversations.

DVORYAK Mr. Dvoryak asked whether any concerns were expressed by either of the Planning Commissions as they reviewed the request.

DRISCOLL Ms. Driscoll responded that she had reviewed the York County Planning Commission minutes and saw that there had been discussion as to why there were two different zoning districts on one parcel. The answer to that question was because township staff had requested York Container do that. However, there didn't seem to be objection enough that the York County Planning Commission didn't approve it. She added that she had not attended that meeting.

SWOMLEY Chairman Swomley stated that the Springettsbury Planning Commission had the same discussion. The action would preserve the integrity of the zoning along Market Street.

SCHENCK Mr. Schenck questioned whether there would be any potential impact of the zoning in the future.

LUCIANI Mr. Luciani stated that York Container had investigated moving to other areas; however, because of the amenities and the transportation networks, their desire is to stay in the township. They want to have that ability for development, which is not currently available due to its current zoning. High Density Residential only and Residential and Flexible Industrial are zones with warehousing and manufacturing considered allowable uses.

3. PUBLIC COMMENT

SWOMLEY Chairman Swomley called for public comments; however, there were none.

4. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the Public Hearing at 6:46 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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