

APPROVED

**SPRINGETTSBURY TOWNSHIP
ZONING HEARING BOARD
FEBRUARY 6, 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
Michael Papa
Sande Cunningham
David Seiler
Kevin Hevner, Alternate

ALSO IN

ATTENDANCE: Gavin Markey, ZHB Solicitor
Trisha Lang, Director of Community Development
Angela Liddick, Community Development Coordinator
Sue Sipe, Stenographer

NOT PRESENT: James Deitch

1. CALL TO ORDER:

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

Chairman Achenbach led the Pledge of Allegiance.

B. 2014 Zoning Hearing Board Reorganization of Officers

MOTION MADE BY MS. CUNNINGHAM TO ACCEPT THE FOLLOWING SLATE OF OFFICERS FOR 2014:

**CHAIRMAN – DALE ACHENBACH
VICE CHAIRMAN – JAMES DEITCH
SECRETARY – JOHN SCHMITT**

MR. PAPA SECONDED. MOTION UNANIMOUSLY CARRIED.

2. ACTION ON THE MINUTES:

A. November 7, 2013

MOTION MADE BY MR. SEILER, SECONDED BY MR. PAPA TO APPROVE THE MINUTES OF NOVEMBER 7, 2013 AS AMENDED. MOTION UNANIMOUSLY CARRIED.

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

3. OLD BUSINESS: NONE

4. NEW BUSINESS:

A. Case Z-14-01 Kinsley Equities LP

Rick Fink, Kinsley Properties

All witnesses were sworn in.

325-69. B-I Business and Industrial Park District.

D. Uses by special exception.

(3) Bus shelters.

Article XXIX, Permitted Uses Authorized by Special Exception or as a Conditional Use.

325-166. Bus Shelters.

- A. A revised Springettsbury Bus Shelter Master Plan “Appendix A” showing all existing and proposed bus shelters will be presented in paper format, as well as electronically in CAD.
- B. Bus shelter must be approved by and for the use of municipal transportation authority.
- C. The shelters may be no larger than 5.5 feet by eight feet and no taller than eight feet.
- D. No shelter shall be placed closer than 1,000 feet to an existing shelter, unless the history of riders boarding at each stop is greater than 30 per day.
- E. Shelters shall be constructed in accordance with Township specifications.
- F. The shelters shall be maintained in good condition and necessary repairs made in a timely manner.
- G. The applicant shall present proof of the property owner’s consent to the bus shelter.
- H. Signs will be allowed on the bus shelter with the following restrictions:
 - a. The signs shall cover no more than 25% of the structure.
 - b. The rear wall and one side wall of the structure shall be transparent at all times.
 - c. No directly illuminated signs are permitted.
- I. All shelters existing at the time of adoption of this chapter, as shown on “Appendix A,” are allowed uses.
- J. The shelter shall not obstruct pedestrian or vehicular access or sight distance as defined in Chapter 289, Subdivision and Land Development Ordinance.

Township Comments: Kinsley is proposing to construct a bus shelter at an existing bus stop in front of the Meadowlands Business Center. The ordinance states that bus shelters are required to receive a special exception prior to installation. This shelter will serve an existing Rabbit Transit customer base that currently utilizes the bus stop with no shelter. The proposed shelter will meet all of the requirements listed above. Since this structure is going to be constructed by Kinsley and not Rabbit Transit itself, staff would suggest placing a condition of establishing long term maintenance responsibilities for the shelter and associated improvements, written to the satisfaction of the Township.

Mr. Fink stated they are requesting a special exception to construct a bus shelter at the location of 3500-3578 Concord Road, which is an existing bus stop. Kinsley Equities is the owner of the property and subsequently will be the owner of the bus shelter. He noted Rabbit Transit provided a letter supporting the proposed bus shelter at that bus stop. The bus company will have no ownership in the actual shelter.

Mr. Fink stated the bus shelter conforms to the requirements of the Ordinance. He indicated they have met the requirements as listed in 325-166, A-J as stated above. A master plan was submitted. The size of the shelter is 5ft. x 7½ ft. They will submit a building permit. Mr. Fink specified they will maintain the bus shelter and make any necessary repairs. He noted that currently they have no plans to put signs on the shelter, however, if in the future they do, they would comply with the Ordinance.

Chairman Achenbach asked if there was anyone in attendance who wished to speak for or against the applicant. He pointed out the requirements for granting a special exception are included in §325-190-F.2,

and that the Board is required to evaluate the seven conditions that need to be satisfied. It was noted all conditions were satisfied.

MR. PAPA MOVED IN THE CASE OF Z-14-01 KINSLEY EQUITIES LP TO APPROVE THE SPECIAL EXCEPTION FOR THE BUS SHELTER AT THE CONCORD ROAD LOCATION, AS DELINEATED IN §325-166. SECONDED BY MR. SCHMITT. MOTION UNANIMOUSLY CARRIED.

5. ADJOURNMENT:

Chairman Achenbach adjourned the meeting at 6:15 p.m.

Respectfully submitted,

Secretary

/ses