

A P P R O V E D

**SPRINGETTSBURY TOWNSHIP  
ZONING HEARING BOARD  
MARCH 2, 2023**

**MEMBERS IN**

**ATTENDANCE:** Dale Achenbach, Chairman  
Sande Cunningham, Secretary  
Mark Bair  
Brian Kauffman (Alternate)

**NOT PRESENT:** David Seiler, Vice Chairman  
Chris Shuttlesworth  
John Luciani, Township Engineer, First Capital Engineering

**ALSO IN**

**ATTENDANCE:** Timothy Holmes, Zoning Officer  
Gavin Markey, Solicitor  
Randall Heilman, Director of Community Development (via Zoom)  
Abby Gibb, Communications Manager  
Jill Trostle, Stenographer

**1. CALL TO ORDER**

**A. Pledge of Allegiance**

Chairman Achenbach called the meeting to order at 5:58 p.m. and led the Pledge of Allegiance. He introduced the members of the Board and Springettsbury Township staff.

**2. ACTION ON THE MINUTES**

**A. FEBRUARY 2, 2023**

**MR. BAIR MOVED TO ACCEPT THE MINUTES OF FEBRUARY 2, 2023, AS  
SUBMITTED, SECONDED BY MS. CUNNINGHAM. MOTION UNANIMOUSLY  
CARRIED.**

**3. OLD BUSINESS**

Solicitor Markey reported he has the formal written decisions from last month for the apartment complex for E. Market Street LLC prepared for Mr. Achenbach's signature and execution.

**4. NEW BUSINESS**

Tim Holmes, Township Zoning Officer, was sworn in as a representative for the Township. Chairman Achenbach asked if the case was properly advertised. Mr. Holmes confirmed notification was made.

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**ZHB-2023-0002 - 1775 E. Market Street, York PA 17402**

Mr. Holmes reported an application was submitted by Shawn Chronister on behalf of Advent Lutheran Church of 1775 E. Market Street, York, PA 17402 to request variances to Township ordinance sections §325-107(A) and §325-107(B) to allow a sign to exceed the maximum square footage and height. The property is zoned R-7, which limits free-standing signs to a maximum of 16 square feet and a maximum height of 4 feet when within 20 feet of a property line.

1. §327-107(A) Requires maximum allowed sign area of 16 square feet in the R-7, Small Lot Single Family Zoning District.
2. §327-107(B) Requires the height restriction of 4 feet if located within the required 20 foot setback from a property line.

The following witness was sworn in:

- Shawn Chronister of STSG Digital, 1625 Fountain Rock Drive, Dover PA 17315

Shawn Chronister, STSG Digital

Mr. Chronister was present this evening to provide testimony on behalf of Advent Lutheran Church located at 1775 E. Market Street, York PA 17402, regarding two variances:

1. §325-107(A) to allow an increase in total sign square footage from 16 to 32 square feet
2. §325-107(B)(3)(B) to allow an increase in the total height of the sign from 4 feet to 6 feet, 8 inches

The property is a large church that currently serves two uses: providing church services and religious education for K-12 and Adults. The property is 1.86 acres on a corner lot with 265 feet of street frontage. It is the only property on the 1700 block of E. Market Street that is zoned R-7. All other surrounding properties are zoned Neighborhood Commercial (NC). Zone R-7 limits signage to a total of 16 square feet and limits height to 4 feet.

Mr. Chronister referenced the following documents which were submitted with the application:

- Property Owner Representative Letter
- Photo of Proposed Sign
- Photos of Existing Signs to be removed
- Site Maps and Photos of Surrounding Community

With the size of the property at 1.86 acres, 265 feet of frontage and required setbacks, the current signage is not large enough or tall enough to adequately serve the Church and the Education Center. There are currently two signs, one located in front of the Education Center and one on the corner of the property. The plan is to remove the two existing signs and replace them with one larger digital sign that will meet all guidelines outlined in section §325-100 and §325-105(K). The proposed new sign would be used to benefit the community through clothing drives, food drives, food truck days, religious education and church services.

Special circumstances supporting the variance requests include the size of the property, size of the buildings on the property, size of building frontage, and current R-7 zoning restrictions. If the property were assigned Neighborhood Commercial like all other surrounding properties, it would be allowed signage up to 60 square feet, but the applicant is only requesting 32 square feet. The proposed signage

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would reduce the number of signs from two to one and would comply with all setbacks, digital sign requirements and all Township regulations. There are other digital signs in the surrounding community and across the street, as the property is located in a highly commercialized area.

Mr. Achenbach asked Mr. Holmes to summarize the Township's position on the variances requested. Mr. Holmes has received calls from several churches with the same issue of being in residential zones and the limited square footage of signs imposed by the ordinance. Mr. Holmes stated the Township is not opposed to allowing larger signs for non-residential uses that are permitted in a residential zone, which will likely be an area to be discussed and reviewed through the comprehensive plan update.

Chairman Achenbach provided an opportunity for the members of the Board to ask questions regarding the application. Mr. Markey asked if the photo of the proposed sign was accurate. Mr. Chronister responded that the skirting of the sign would be wider than the current skirting depicted in the photo, as requested by Mr. Holmes for a monument sign. Mr. Achenbach asked if the content of the digital sign would change from time to time. Mr. Chronister responded the digital sign would change no more than six times per day in accordance with the ordinance. All clients of STSG Digital receive training and tools on how to best utilize digital signage. Mr. Chronister noted there were members of the church present in support of the application.

Chairman Achenbach asked if anyone else in attendance wished to speak for or against the applicant. Hearing none, Mr. Achenbach asked Solicitor Markey for his legal opinion. Mr. Markey has had past involvement with STSG Digital and confirmed they are professional and credible within the community. He stated the applicant has provided persuasive issues to support the request and the minimal impact this would have on the community; therefore he had no legal objections or concerns with granting the variances.

Mr. Holmes added that the building permit would include conditions about the restrictions on the animation of the digital sign, which include: no more than every five minutes and eight times in 24 hours. Mr. Chronister plans to provide a signed statement from the client that they will operate the sign accordingly.

Chairman Achenbach entertained a motion on the request for variances to §325-107(A) and (B).

**IN THE CASE OF ZHB-2023-0002, MR. BAIR MOVED THE VARIANCES TO §325-107(A) AND §325-107(B) BE GRANTED. MS. CUNNINGHAM SECONDED THE MOTION. MOTION UNANIMOUSLY CARRIED.**

**5. ADJOURNMENT**

Mr. Achenbach entertained a motion to adjourn.

**MS. CUNNINGHAM MOVED TO ADJOURN THE MEETING, SECONDED BY MR. BAIR. THE MEETING ADJOURNED AT 6:20 PM.**

Respectfully submitted,

Secretary  
/jht