

**SPRINGETTSBURY TOWNSHIP  
PUBLIC HEARING**

**MAY 26, 2022  
APPROVED**

The Springettsbury Township Board of Supervisors held a Public Hearing on Thursday, May 26, 2022 at 7:00 p.m. at the offices of York Area Fire and Rescue located at 50 Commons Drive, York, PA in person and by Zoom technology.

**MEMBERS IN**

**ATTENDANCE:** Mark Swomley, Chairman  
George Dvoryak, Vice Chairman  
Don Bishop (via Zoom)  
Robert Cox

**NOT PRESENT:** Charles Wurster, Assistant Secretary/Treasurer

**ALSO IN**

**ATTENDANCE:** Mark Hodgkinson, Township Manager  
Charles Rausch, Solicitor  
John Luciani, Civil Engineer  
Randall Heilman, Director of Community Development  
Diana Young, Environmental Engineer  
Dori Bowders, Director of Administrative Operations  
Teresa Hummel, Director of Finance  
Todd King, Police Chief  
Daniel Hoff, YAUFRR Chief  
Abby Gibb, Communications Manager

**1. CALL TO ORDER**

Chairman Swomley called the hearing to order and announced the ordinance amendment as follows.

**2. NEW BUSINESS**

- A. Ordinance No. 2022-03 - Amending Chapter 325 “Zoning” to Modify Density Factor Applicable to Multi-Family Dwellings in the Neighborhood-Commercial (N-C) District

Mr. Heilman stated testimony would be held with Attorney Reilly Noetzel with Barley-Snyder representing his client Pleasant Valley Road, LLC. The petition was presented to the Planning Commission at their meeting on April 21 at which time a recommendation was made for approval of the text amendment to change the density factor from 30 units per acre to 40 units per acre in the Neighborhood-Commercial Zoning District. Mr. Heilman noted that does not transfer 1-1 - it is weighted by bedroom size of the unit. He stated the applicant has provided substantial information throughout the process to assure the Township has the information at their disposal to make an educated decision.

Chairman Swomley stated he owns two properties approximately seven acres directly adjacent to and north of the property in question. He noted there is a potential impact to his property, and he will recuse himself from the decision.

Attorney Noetzel indicated his colleague, Tom Nehilla was leading the process but is unable to attend this meeting. He indicated the property is at the intersection of Pleasant Valley Road and Mt. Zion Road. The parcel in question is the office-retail lot which was part of a condominium at Wyndham Pont consisting of approximately 8.046 acres in the N-C district. He noted they have worked with the Township originally proposing to change the density factor for multi-family in the N-C district from 30 to 37. After discussion and providing additional information, it was recommended by the Planning Commission to propose a density factor of 40 so they submitted a formal request for the 40-density factor. They also provided additional information showing the parcels which comprise the N-C district to represent what it would look like if approved and how it would impact other parcels in the district. They determined the N-C district was divided into northern/southern sections with the southern section mostly already developed. The northern section is approximately eight parcels and many of those have been developed.

Attorney Noetzel stated the York County Planning Commission reviewed the proposal, however, their review indicated they misunderstood what the density factor means in Springettsbury Township. They assumed the 40 meant 40 units, i.e., the 1-1. As explained, it is a weighted factor and they confirmed they misinterpreted what the intent of the text amendment was. This was explained and discussed at the Planning Commission meeting and they concurred the interpretation was incorrect.

Attorney Noetzel stated they believe the proposal is consistent with the Township Comprehensive Plan, recognizing N-C district as a primary growth area and recognizing that new housing options are necessary in the area. They believe this will promote redevelopment of vacant and under-utilized properties and provide for high-quality housing opportunities in the district and the Township. In addition, they believe it will promote affordable housing options and eliminate barriers to well-designed multi-family housing development, as well as being consistent with the County plan.

**3. PUBLIC COMMENT**

There was none.

**4. ADJOURNMENT**

Chairman Swomley adjourned the hearing at 7:10 p.m.

Respectfully submitted,

Doreen K. Bowders  
Secretary

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