

**SPRINGETTSBURY TOWNSHIP  
PUBLIC HEARING**

**JUNE 27, 2024  
APPROVED**

The Springettsbury Township Board of Supervisors held a Public Hearing on Thursday, June 27, 2024 at 6:00 p.m. at the Municipal Complex, 1501 Mt. Zion Road, York PA in person and by Zoom.

**MEMBERS IN**

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

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

**ALSO IN**

**ATTENDANCE:** Mark Hodgkinson, Township Manager  
James Sanders, Solicitor  
Randall Heilman, Director of Community Development  
Todd King, Chief of Police  
Angel Diaz, HR Coordinator  
Jeffrey Lobach, Attorney at Law, Barley Snyder  
Nicholas Hauck, Keystone Trailer Services  
Emerson Hauck, Keystone Trailer Services

**1. CALL TO ORDER**

A. Opening Ceremony

**SWOMLEY** Chairman Swomley called the Public Hearing to order.

**2. NEW BUSINESS**

A. Proposed Zoning Ordinance Text Amendment – Storage of Commercial Trailers in the General Industrial Zoning District

**SANDERS** Solicitor Sanders stated the applicant is Sand Bank Hill, LLC. They are seeking a zoning ordinance text amendment as follows:

- §325-5 Definition of Terms – Commercial trailer which was not previously defined
- §325-70.B.(3).(e) – adding language to expand industrial uses to include parking and/or storage of commercial trucks or trailers.

**HEILMAN** Mr. Heilman stated the advertisement for the hearing was listed on June 10 and June 17 in York County newspapers. It was presented to the Planning Commission on May 16, 2024 at which time they provided the recommendation as stated in the text amendment summary. Five conditions were applied within the context of the recommendation to the Board of Supervisors.

**SANDERS** Solicitor Sanders indicated the Planning Commission unanimously recommended approval of the draft text amendment with the five conditions:

1. Active registration requirement
2. Onsite parking only – no on street parking
3. Requirement and determination of eligible buffering, fencing, screening with adjoining residential uses
4. Language prohibiting the site to be used as an overnight truck stop
5. Protection and security of the parking area

Solicitor Sanders outlined the procedures of the hearing noting the applicant will put forth the evidence and witnesses and after concluding, the Board will have the opportunity to ask questions and then open to the public.

All witnesses as well as Attorney Lobach, were sworn in by Solicitor Sanders.

**HEILMAN** Mr. Heilman indicated they received comments from the York County Planning Commission which are noted in the amended summary.

**LOBACH** Attorney Lobach stated the property in question is located at the site of the former sand quarry on Sandbag Hill, Parcel 233. Exhibit 1 provides an image of the tax map which shows a 65-acre tract by the Codorus Creek, zoned General Industrial. The ordinance states the purpose for the GI zone is for manufacturing and processing as well as allowing open storage in this district.

Attorney Lobach indicated there is a gap in the ordinance coverage, which defines truck terminal which is buildings used for shipping and receiving of materials by truck which is a permitted use in the GI zone. There is also a defined term for trailer which excludes commercial trailers which are part of this use. A trailer is defined as a vehicle designed to be towed by an automobile or a light truck. He noted the applicant is not doing that, they are moving and storing larger trailers. The smaller trailer storage is permitted in the GI district under §325-70.B.(3)(f)24 which indicates storage of automobiles, buses, trailers and recreational vehicles are permitted but only if the use is conducted wholly within a completely enclosed building. The applicant will not be doing that either. Their goal is to comply with the purpose of this zone and engage in outdoor storage, which is not addressed by the ordinance.

Attorney Lobach stated this is a small change – one new definition for a term that is not covered in the ordinance – Commercial Trailer which is a trailer used for transportation of goods and is designed to be towed by a tractor or truck. The only other change is to add this particular use to an existing subsection of the ordinance which is §325-70.B(3)(e) – which currently says a permitted use is motor freight or truck terminals. They are proposing to add “parking and/or storage of commercial trucks and trailers”.

Attorney Lobach referred to Exhibit 4 referencing Section 325-71 which applies to the business industrial district as well as the general industrial district.

Attorney Lobach call on Nick Hauck to provide a description of the site and the level of activity which occurs.

**HAUCK** Mr. Hauck noted his business is Keystone Trailer Services and a large part of their customer base, are trailer dealers and trailer leasing companies. They have large groups of trailers coming in to be repaired and sent back out. Daily there is minimal truck traffic in and out of the site. There is no freight involved, they are empty trailers.

Security - there is a gate with a keypad. He noted there are steep banks around the site which adds to the security. He described the access to the site which he noted has good access to Route 30, which was one of the reasons for choosing the site.

Objectionable impacts - in comparison to the impacts that were generated by the sand quarry, there is much less impact relating to noise, dust, etc., to neighboring properties.

In comparison with truck terminals, Mr. Hauck felt this use is greatly reduced from truck terminals with minimal traffic coming in and out. He noted trailer leasing companies need a place to park their trucks to get them serviced and ready to go back out on the road. He noted there is low impact to the road systems.

**SANDERS** Solicitor Sanders opened it up for questions from the Board.

**SWOMLEY** Chairman Swomley referred to the minimal use in an area that is well protected which he noted is the best-case scenario for this operation. His concern is what is the maximum amount of impact this change would have to the surrounding areas.

**LOBACH** Attorney Lobach stated Mr. Hauck has compared uses that are already permitted in the GI zone with this use and by comparison the other uses are more intense, such as manufacturing and warehousing businesses, since the trailers at this

location will be much lighter and are stationary. As well, they do not create any light or glare when they are stored.

**SWOMLEY** Chairman Swomley asked Mr. Hauck if they have another site where they do trailer repairs.

**HAUCK** Mr. Hauck stated Keystone Trailer Service has a business along Rt. 83 north of Emigsville, where they have a 20,000 sq. ft. shop with 8 bays where they do most repairs and have mobile on-site repair trucks.

**COX** Mr. Cox asked if they have a site plan which shows the access points.

**HAUCK** Mr. Hauck pointed out those areas on Exhibit #1.

**DVORYAK** Mr. Dvoryak asked about the requirement for registration of vehicles, as to how difficult is it to register a trailer in Pennsylvania.

**LOBACH** Mr. Lobach stated most of the trailers are issued a registration, but the new ones are not. As a dealer, Mr. Hauck puts licenses on new unregistered trailers and takes it to the site. The use is narrow – it is the storage of trailers and they do not feel the registration requirement adds anything and it would be a hardship for anyone in this business because they are not all registered.

**HAUCK** Mr. Hauck stated they are classified as a “miscellaneous trailer dealer” so they have transporter tags to pull a trailer that is not registered. He noted the work they do for trailer leasing companies they also do for the trailer dealers as well, where they turn in trailers to them and get them ready to be resold and at that point is when they get registered.

**SWOMLEY** Chairman Swomley asked Mr. Heilman to shed light on discussions from the Planning Commission about why they chose these requirements.

**HEILMAN** Mr. Heilman stated Section 325-71 as referenced by the attorney did not come up in discussion at that meeting. It was not brought up by the attorney or by the Township solicitor. He noted the Planning Commissioners were concerned about this being located adjacent to a residential area, so they wanted to provide the protections that believed were necessary if this type of use would occur.

**SWOMLEY** Chairman Swomley indicated he was not overly concerned about this diminimus use in this quarry site, which is concealed, but wanted to be sure the ordinance covers other areas, such as screening requirements, no on-street parking, etc. in the case of other potential developments.

**SANDERS** Solicitor Sanders remarked the development standards for the district will provide for where a developer can or cannot engage in the use. The only item that is outstanding is the registration requirement.

Solicitor Sanders stated the concern is trailers put on the lot and then could be abandoned for an extended period although registered.

**HAUCK** Mr. Hauck stated that although has occurred, in most cases they do not allow trucks to sit. He noted currently their backlog is 2½ weeks for trucks to be made ready for the customer. It depends on their workload.

**LOBACH** Attorney Lobach determined Section 325-71 covers the situation and applies to all the GI and BI districts. He believed there are not any conditions that need to be added. He noted the York County Planning Commission also recommended approval as is and noted there is a need for this use in York County.

**BISHOP** Mr. Bishop commented although he is always concerned about unintended consequences, he was comfortable with the fact that it is the Industrial Zone and protections are in place as stated.

**COX** Mr. Cox felt it was a great use for the property proposed and since it is in the General Industrial zone the Township is protected.

**3. PUBLIC COMMENT**

**JEFF KIRSCH**

Mr. Kirsch indicated he is new to the area and asked if the Township had a conditional use requirement.

**SANDERS** Solicitor Sanders stated if a use were not permitted, the applicant could apply for a special exception. If the use were not defined, a variance could also be applied.

**15. ADJOURNMENT**

**SWOMLEY** Chairman Swomley adjourned the meeting at 6:45 p.m.

Respectfully submitted,

Doreen K. Bowders  
Secretary  
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