

The Springettsbury Township Board of Supervisors held a Public Hearing on Thursday, October 24, 2019 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
George Dvoryak, Vice Chairman
Charles Wurster, Assistant Secretary/Treasurer
Justin Tomevi
Robert Cox

ALSO IN

ATTENDANCE: Benjamin Marchant, Township Manager
Charles Rausch, Solicitor
Jessica Fieldhouse, Director of Community Development
John Luciani, Civil Engineer
Dennis Crabill, Environmental Engineer
Jean Abreght, Stenographer

1. CALL TO ORDER

SWOMLEY Chairman Swomley called the Public Hearing to order at 6:30 p.m. to discuss an Ordinance amending the Zoning Map to rezone 10 parcels from Business Industrial District to the General Industrial District. He requested direction from Solicitor Rausch concerning the rezoning.

RAUSCH Solicitor Rausch indicated that Ms. Fieldhouse was prepared to provide information about the proposed rezoning.

2. NEW BUSINESS

FIELDHOUSE Ms. Fieldhouse presented the proposed rezoning.

- The rezoning had been before the board in August with Staff looking for permission to advertise for a public hearing and send the proposed rezoning to the York County Planning Commission for review. The rezoning specifically relates to the 10 parcels located off of State Route 462, Market Street, and immediately south of the Norfolk Southern Rail Line.
- Seven out of ten of the parcels are existing nonconforming uses that are permitted by right in the General Industrial Zone and nonconforming uses in the Business Industrial Zone. The remaining three parcels include two that are undeveloped and one used by a utility. Kinsley owns the two undeveloped parcels with the intent of developing them for a manufacturing use that will be permitted in the General Industrial Zone.

- Staff suggested that the 10 parcels be rezoned from Business Industrial to General Industrial to eliminate the non-conformity and allow the parcels to continue operating as they have for many years. York County Planning Commission recommended approval of the rezoning. All advertising was done.
- Staff requested approval of the Ordinance on the Agenda during the Board of Supervisors meeting this date.

3. PUBLIC COMMENT

MCCABE Kevin McCabe, 123 Locust Grove Road, questioned the zoning for a small area on the map that was not included in the zoning proposal.

FIELDHOUSE Ms. Fieldhouse responded that the area was zoned R-10, Residential.

MCCABE Mr. McCabe mentioned that supposedly the area is a wetland. He questioned whether someone could build a home there.

SWOMLEY Chairman Swomley noted that DEP might have an issue with building on a wetland.

MCCABE Mr. McCabe thanked the board. He understood that the area he questioned would not be included in the rezoning proposal.

POMEROY Jim Pomeroy, 4170 Abbey Lane questioned the location of the creek and Eastern Boulevard.

FIELDHOUSE Ms. Fieldhouse pointed to the area on the overhead map. She noted the creek is the separation line between the Business Industrial and the R-10 Zoning District.

POMEROY Mr. Pomeroy thanked her as that was his only question.

ABUD Jose Abud, 125 Stonewood Road, President of the Perlite Corporation commented that he is in the process of turning his property over to someone else.

FIELDHOUSE Ms. Fieldhouse assured him that the rezoning will not impact the Perlite parcel at 125 Stonewood Road. She noted his parcel is actively involved in a land development as one of the seven. Ten lots are being rezoned from Business Industrial to General Industrial. The Perlite parcel, next to American Hydro, is a manufacturing use that's permitted by right in the General Industrial zone and is a non-conforming use in the Business Industrial zone. The rezoning will allow it to be developed more easily for a manufacturing use.

4. ADJOURNMENT

SWOMLEY Chairman Swomley adjourned the meeting at 6:41 p.m.

Respectfully submitted,

Doreen K. Bowders
Secretary

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