

APPROVED

**SPRINGETTSBURY TOWNSHIP
ZONING HEARING BOARD
DECEMBER 6, 2018**

MEMBERS IN

ATTENDANCE: Dale Achenbach, Chairman
John Schmitt
David Seiler
Sande Cunningham
Chris Shuttlesworth
Mark Bair, Alternate

ALSO IN

ATTENDANCE: Jessica Fieldhouse, Director of Community Development
Raphael Caloia, Assistant Planner
Gavin Markey, Solicitor
Sue Sipe, Stenographer

1. CALL TO ORDER:

A. Pledge of Allegiance

Chairman Achenbach called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance. He introduced the members of the Board.

Chairman Achenbach announced that this meeting would be Mr. Schmitt's final meeting since he is retiring from the Zoning Hearing Board, having been a member for more than 20 years.

2. ACTION ON THE MINUTES

A. NOVEMBER 1, 2018

MOTION MADE BY MR. SEILER TO APPROVE THE MINUTES OF NOVEMBER 1, 2018 AS PRESENTED. MR. SCHMITT SECONDED. MOTION UNANIMOUSLY PASSED.

Chairman Achenbach asked if the cases were properly advertised. Mr. Caloia responded that notifications had been made.

3. OLD BUSINESS - NONE

4. NEW BUSINESS

A. Case ZHB--18-18 2430 E. Market Street

It was noted this case was withdrawn.

MR. SEILER MOVED IN THE CASE OF ZHB-18-18 TO ACKNOWLEDGE WITHDRAWAL OF THE CASE. SECONDED BY MS. CUNNINGHAM. MOTION UNANIMOUSLY PASSED.

B. Case ZHB-18-19 Julie Segarra & Carrie Wilburn - 1925 E. Market St.

All witnesses were sworn in.

Michael Segarra, Owner - Century 21 Core Partners

Mr. Caloia stated this case is a variance request regarding Section 325-114.D of the Township Ordinance. This section pertains to required parking specifically for a general office. He noted the current tenant of the property occupies the bottom floor of the building and they are proposing to expand operations of the real estate business into the second floor which will double their floor area for a general office. This will require a larger parking footprint. For the new parking they will be required to have 14 parking spaces. They are proposing to add 4 additional parking spaces which will bring their total to 12 spaces. Consequently, they are requesting the variance to reduce the number of required spaces from 14 down to 12 spaces. Mr. Caloia indicated Township Staff has no issues with the variance as requested. As noted in the briefing, he indicated Staff has been a proponent for reducing parking spaces and have recommended that other developers to reduce parking, as related to the MS4 program. Mr. Caloia indicated Township Staff is contemplating in the near future a zoning ordinance update and policy revision to change current parking minimums to a parking maximum.

Mr. Segarra indicated this business has existed for 11 years and is currently on the first floor with the second floor vacant. They are now in the position of expanding the business into the second floor. He indicated the parking demands would not change as a result of the expansion.

Chairman Achenbach asked if there was anyone in attendance who wished to speak for or against the applicant.

Ms. Fieldhouse indicated a neighbor of the applicant requested information with regards to the case and sketch plan information. Their primary concern was stormwater management which she assured them would be handled appropriately during the building permit process. There were no concerns with regard to reduction of on-lot parking.

Mr. Segarra indicated they had another neighbor call who was concerned about parking in front of the building which he noted there is no parking in the front of the building.

Attorney Markey stated he had no objections with the case.

MR. SCHUTTLESWORTH MOVED IN THE CASE OF ZHB-18-19 – 1925 E. MARKET STREET TO GRANT THE VARIANCE FOR S.325-114.D FOR A REDUCTION IN PARKING SPACES TO 12 SPACES. SECONDED BY MR. SCHMITT. MOTION UNANIMOUSLY PASSED.

5. ADJOURNMENT

Chairman Achenbach thanked Mr. Schmitt for his many years of service and extended well wishes to him on behalf of the Board.

CHAIRMAN ACHENBACH ADJOURNED THE MEETING AT 6:20 P.M.

Respectfully submitted,

Secretary
/ses