

**SPRINGETTSBURY TOWNSHIP  
PUBLIC HEARING - ZONING**

**DECEMBER 13, 2018  
APPROVED**

The Springettsbury Township Board of Supervisors held a Public Hearing on Thursday, December 13, 2018 at 6:45 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  
Justin Tomevi  
Robert Cox

**ALSO IN**

**ATTENDANCE:** Ben Marchant, Township Manager  
Charles Rausch, Solicitor  
John Luciani, Civil Engineer  
Dennis Crabill, Environmental Engineer  
Dori Bowders, Manager of Administrative Operations  
Dan Stump, Police Chief  
Teresa Hummel, Finance Director  
Mark Hodgkinson, Director of Public Works/WWT  
Jessica Fieldhouse, Director of Community Development  
Nitza Sanchez-Bowser, Director of Human Resources  
Dan Hoff, Chief, YAUFRR  
Andy Hinkle, Manager of Information Systems  
Jean Abreght, Stenographer

**1. CALL TO ORDER**

**SWOMLEY** Chairman Swomley called the Public Hearing to order and stated the purpose of the meeting was to hear testimony for a proposed Ordinance Amending Chapter 325 Zoning.

**2. NEW BUSINESS**

A. Proposed Ordinance Amending Chapter 325 “Zoning” to Permit Research and Testing Laboratories as Accessory Uses in the Township

**FIELDHOUSE** Ms. Fieldhouse stated that the hearing was to take public testimony on a proposed zoning ordinance text amendment to permit research and testing laboratories as an accessory use to General and Professional Offices in the Neighborhood Commercial, Mixed Use, Commercial Highway, Business Industrial and General and Industrial Zoning Districts. She provided a PowerPoint overview of the potential zoning:

- Three-acre minimum parcel size for any business wanting to utilize accessory use.
- Neighborhood Commercial and Mixed-Use Districts permit accessory use by Special Exception.
- Commercial Highway, Business Industrial and General Industrial use is a permitted accessory use by Right.
- Proposed Ordinance was reviewed by York County Planning Commission at its November meeting with a recommended denial of language due to the three-acre minimum size which they deemed was too large.

**RAUSCH** Solicitor Rausch commented the importance of making sure the testing of hazardous materials would only be permitted in General Industrial.

**FIELDHOUSE** Ms. Fieldhouse stated that it is currently allowed in General Industrial. She added that there are approximately 20 parcels in Business Industrial also eligible for accessory use:

- 28 parcels in the General/Industrial District
- 32 parcels in the Commercial Highway District
- 33 parcels in Mixed Use
- 8 parcels in the Neighborhood Commercial District

**RAUSCH** Solicitor Rausch responded to a question relating with why there is a three-acre limit and indicated it related mainly to what Metso Minerals had proposed.

**LOBACH** Attorney Jeff Lobach stated that it needed to accommodate both an office and the research and testing lab.

**SWOMLEY** Chairman Swomley commented that he had observed different testing laboratories in his career. A limit to an accessory use with three acres or more would be tailoring it to a much more industrial-type lab than those of a smaller size. He did not want to derail this specific action as it related to one resident industry trying to move forward and did not want to be really restrictive for something that may not come close to this type of testing.

**LOBACH** Attorney Lobach stated no objection to shrinking the minimum lot size with the ability to accommodate a legitimate principle use of General or Professional Office and a testing lab.

**FIELDHOUSE** Ms. Fieldhouse stated that the next steps for this involve some modifications with regard to section numbers that had to be made assuring that it would be permitted as a Special Exception in appropriate districts and as a principle permitted accessory

use in the right district. Unfortunately, for this date, the board cannot take action on the legislation during the regular meeting. It will have to be re-advertised just with the court house, and not as a Public Hearing, for 10 days with adjustments in the language. It will be brought back to the board's regular meeting in January.

**SWOMLEY** Chairman Swomley asked for clarification on the change.

**LOBACH** Attorney Lobach stated it is either permitted as a matter of Right or it must go through a Special Exception in most of the zoning districts.

**RAUSCH** Solicitor Rausch clarified that Special Exception was needed in the Neighborhood Commercial District and Mixed Use because there might be residences in those districts. It must go through Public Notice and it would be appropriate to go through the Zoning Hearing Board. For Commercial Districts, he clarified that it was by Right. They've still got to meet those standards, but the Zoning Officer will review those and if they are met, they could be issued a permit without having to go through the zoning process. The original version that was advertised was not clear on that point so that's why it needs to be re-advertised before the board can adopt it.

**WURSTER** Mr. Wurster stated he supported the proposed ordinance. He indicated that it is great to have this sort of accommodation for additional testing facilities. It certainly advances the township to have this type of facility and the provision in the zoning code to have these sorts of scientific facilities in Springettsbury Township. He stated he was happy to support it at three acres for the course of moving forward, but happy to support it at another number as well.

**3. PUBLIC COMMENT**

There were no public comments.

**4. ADJOURNMENT**

**SWOMLEY** Chairman Swomley adjourned the meeting at 7 p.m.

Respectfully submitted,

Doreen K. Bowders  
Secretary

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