

APPROVED

**SPRINGETTSBURY TOWNSHIP
ZONING HEARING BOARD
JULY 7, 2011**

The Springettsbury Township Zoning Hearing Board held a regularly scheduled meeting on the above date at the Township offices located at 1501 Mt. Zion Road, York, Pennsylvania 17402.

MEMBERS IN

ATTENDANCE: Dale Achenbach, Chair
John Schmitt
James Deitch
Michael Papa
Sande Cunningham

ALSO IN

ATTENDANCE: Gavin Markey, ZHB Solicitor
Jim Baugh, Director of Community Development/Zoning Officer
Sue Sipe, Stenographer

1. CALL TO ORDER:

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

2. ACTION ON THE MINUTES:

A. June 2, 2011

MOTION MADE BY MR. PAPA, SECONDED BY MR. SCHMITT TO APPROVE THE MINUTES OF JUNE 2, 2011 AS PRESENTED. MOTION UNANIMOUSLY CARRIED.

Chairman Achenbach asked Mr. Baugh whether or not all cases had been properly advertised. He responded that all notifications had been made.

3. OLD BUSINESS - NONE

4. NEW BUSINESS

A. Case Z-11-09 Mt. Zion Evangelical Lutheran Church – 2164 Mt. Zion Road

Timothy Rehman

All witnesses were sworn in.

This case is being continued from the June 2, 2011 meeting. The ordinances are provided:

325-107. Business Identification Signs.

R-20

Maximum sign area: 16 square feet.

No freestanding signs except for monument signs are permitted.

Maximum height for freestanding sign is 6 feet.

Comments: At the ZHB's June 2nd, 2011 meeting, the applicant had requested a variance to install a second freestanding sign. The ZHB tabled this request and asked the applicant to reconfigure their variance request and resubmit. In the R-20 zoning district, there is a maximum signage allowance of 16 square feet.

The applicant is requesting to add onto the existing freestanding sign that advertises the church and combine the preschool and church signs. They would be adding approximately 12 square feet of signage to the current sign for a total of 51 square feet of signage. The new signs would be installed on the bottom of the existing sign. The height would not be increased.

Recommendations: Staff supports the applicant's updated request.

Mr. Rehman indicated he was here last month at which time the case was tabled. He presented the township staff's recommendation to the church board and put together a plan to accommodate the township's request to combine both signs into one sign. He provided a drawing of the proposed sign. He noted it will be in the same colors as the current sign and will be attached to that current sign for the church. He is requesting a variance to allow the combined sign.

Mr. Baugh stated that staff determined this is a fair arrangement and noted it is less square footage than the current sign. He also stated this is a pre-existing, nonconforming sign.

Attorney Markey indicated there was an original application filed of April 28 and a second application filed June 12. He recommended the applicant withdraw the April 28 application.

Mr. Rehman agreed to withdraw the application of April 28, 2011.

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

MR. PAPA MOVED IN THE CASE OF Z-11-09 TO ACCEPT THE VARIANCE ON §325-107 TO ALLOW THE PROPOSED SIGNAGE TO BE INCREASED AS SUBMITTED IN THE APPLICANT'S DRAWING. SECONDED BY MR. SCHMITT. MOTION UNANIMOUSLY CARRIED.

ADJOURNMENT

Chairman Achenbach adjourned the meeting at 6:15 PM.

Respectfully submitted,

Secretary

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