

Conewago Township Zoning Hearing Board

Minutes of Meeting, 14 November 2018, #5-2018

At 6:00 p.m. Dennis Kacmarczyk, Chairman, Conewago Township Zoning Hearing Board, asked everyone to stand for the pledge of allegiance then requested that anyone wishing to give testimony or ask any questions please sign the roster. The Secretary then took roll call determining that a quorum was present, Mr. Kacmarczyk called the meeting to order. It was also determined that the notices of hearing for the case, #5-2018, were properly advertised and posted. The first order of business was to review minutes from the Zoning Hearing Board Meeting, any Previous Case in 2018.

Mr. Lippy motioned that the proposed minutes be approved as submitted. Mr. Finecey second the motion. The motion passed unanimously.

Mr. Gerald D. Funke, P.L.S., of GHI Engineers and Surveyors and Mr. Chris Keller of Keller Construction Co. on behalf of Precision Cut Industries, Inc. pursuant to Application of 14 November 2018, presented for Case # 5-2018, requesting the following:

Relative to real property owned by Ram Drive, LP, which is located in the Township's Industrial Zone (1) and is situate at 115 Ram Drive, Hanover, Conewago Twp., Adams Co., Pa., County Tax Map/Parcel: 08K15-0041---000. The Applicant is requesting variance relief from Section 155-22. F (2) of the Zoning Ordinance of Conewago Township relative to the required minimum side yard setback of ten (10') feet from the side lot lines for off-street parking lots and from Section 155-37. F. of the zoning Ordinance relative to the minimum requirement of one (1) oversize parking space for each 10,000 square feet of gross floor area for a proposed parking lot expansion. The property at 115 Ram Drive contains 46,412 square feet of gross floor area thereby requiring the provision of five (6) oversize spaces. Section 135-32-U of the subdivision and the Land Development Ordinance also stipulates that required oversized parking spaces shall be:

- (1) Designed with drive-through capability (to avoid backup movements).
- (2) Located to allow easy ingress and egress.
- (3) Identified by on-site signage.
- (4) Sized at length of 63 feet by 12 feet.

Mr. Keller and Mr. Funke submitted a set of engineering drawings to be marked as an official exhibit A for record. The building in question is of existing construction.

At approximately 6:25 p.m. following testimony by Mr. Keller and Mr. Funke, questioning by the Zoning Hearing Board Members, the Conewago Township Zoning /Code Enforcement Officer and the Conewago Township Zoning Hearing Board Solicitor, the Board adjourned to Executive Session to discuss the case.

The Board reconvened at 6:55 p.m. with Mr. Tavares submitting a motion to approve the request filed by Mr. Gerald D. Funke, P.L.S. for the 2nd phase of the existing building design variance, on a certain real property identified as 115 Ram Drive, Hanover, Conewago Twp., Adams Co., Pa., County Tax Map/Parcel: 08K15-0041---000.

Granting of Variances:

Mr. Tavares submitted a motion to grant a request for a variance from section 155-22.F.(2) of the Conewago Township Zoning Ordinance relative to the minimum side yard setback requirement that off-street parking lots, off street loading spaces, and outdoor storage and display areas shall be set back at least ten (10) feet from the side lot lines of a property in order to allow a minimum side yard setback of five (5) feet from the side lot line adjacent to real property located at and identified as 89 Ram Drive (Adams County Tax Parcel No. 08K14-0154H---000) in connection with the second phase of the facilities expansion project of Precision Cut industries , Inc. on real property at and identified as 115 Ram Drive, Hanover, Conewago Township, Adams County, Pennsylvania (Adams County Tax Parcel No.08K15-0041---000.)

Mr. Lippy second the motion.

Mr. Tavares submitted a motion to grant a request for a variance from section 155-37. F. of the Conewago Township Zoning Ordinance relative to the requirement of providing a minimum of one (1) oversize parking space for each 10,000 square feet of gross floor area of an industrial building and use in the connection with a proposed second phase of the facilities expansion project of Precision Cut Industries, Inc. on real property located at and identified as 115 Ram Drive, Hanover, Conewago Township, Adams County, Pennsylvania (Adams County Tax Parcel No. 08K15-0041---000). The industrial building of Precision Cut Industries, Inc. on the property at 115 Ram Drive contain in the aggregate, 56,412 square feet of gross floor area thereby requiring the provision of six (6) oversize parking

spaces to service its industrial use establishment and facilities pursuant to the schedule of required parking spaces set forth in section 155-37. F. of the Zoning Ordinance. As a result of granting the requested variance, Precision Cut Industries, Inc. will not be required to provide any oversize parking spaces in connection with the second phase of its facilities expansion project.

Mr. Lippy second the motion.

Mr. Tavares submitted a motion to instruct the solicitor to prepare a written decision supporting the grant of variances from section 155-22. F. (2) and section 155-37. F. of the Conewago Township Zoning Ordinance consistent with the decision of the Zoning Hearing Board of Conewago Township in connection with the second phase of the proposed facilities expansion project of Precision Cut Industries, Inc. on real property located at and identified as 115 Ram Drive, Hanover, Conewago Township, Adams County, Pennsylvania.

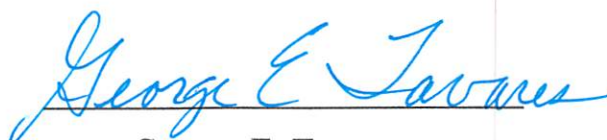
Mr. Finecey second the motion.

Motions, approved by a vote of four to zero, as follows:

| | |
|----------------|-----------|
| Mr. Kacmarczyk | - For |
| Mr. Lippy | - For |
| Mr. Finecey | - For |
| Mr. Tavares | - For |
| Mr. Fogle | - Absent |
| None | - Against |

Chairman Dennis Kacmarczyk, upon determining that there was no Old Business and no New Business, entertained a motion for adjournment, and the session was terminated at 7:10 p.m.

Respectfully submitted,



George E. Tavares

George Tavares, Secretary, Conewago Township Zoning Hearing Board