

Conewago Township Zoning Hearing Board

Minutes of Meeting held on: Wednesday, January 6, 2021 Time: 6:00pm

Case Number 1-2021

Meeting called to order at 6:00pm by Chairman Dennis Kacmarczyk.

Meeting began with the Pledge of Allegiance to the Flag.

In attendance were board members:

Dennis Kacmarczyk – Chairman

James Finecey – Vice Chairman

Gerald Lippy

George Weih

Not in attendance was board member Kelly McKee.

It was determined that a quorum was present.

Also in attendance were:

David W. Arndt, Jr. – Conewago Township Zoning & Code Enforcement Officer

Harold A. Eastman, Jr. Esq. – Zoning Hearing Board Solicitor

Corrie Ondrizek – Stenographer

There were seven people in the audience.

Minutes from the September 2, 2020 meeting were approved as written. Approval vote: 4-0

Chairman Kacmarczyk called for all who intend to provide testimony during the meeting to sign the attendance sheet.

Chairman Kacmarczyk called for nominations of Officers for the Zoning Hearing Board for 2021. The nominations and votes were as follows:

Chairman - Dennis Kacmarczyk Vote - 4-0

Vice Chairman - James E. Finecey Vote - 4-0

Secretary - George Weih Vote - 4-0

Chairman Kacmarczyk called for all who intend to provide testimony during the meeting to stand and swore them in.

Chairman Kacmarczyk asked if there were any objectors to tonight's hearing. There were none.

Chairman Kacmarczyk opened the hearing for Zoning Hearing Board Case #1-2021 pertaining to a variance request from Section 155-22.E of the Zoning Ordinance of Conawago Township filed by Gerald D. Funke, P.L.S. of GHI Engineers and Surveyors on behalf of Precision Cut Industries, Inc.

Zoning and Code Enforcement Officer David W. Arndt, Jr. presented the following:

The purpose of the zoning hearing in Case No. 1-2021

Applicant: Gerald D. Funke, GHI Engineers and Surveyors Inc. on behalf of Precision Cut Industries, Inc.

Property Location: 60 Ram Drive, Hanover, PA 17331

Zoning District: I - Industrial Zone

Grounds for application:

The Applicant is requesting variance relief from section 155-22.E of the Zoning Ordinance of Conewago Township relative to the maximum floor area ratio requirement of 25% in connection with the expansion of the industrial and manufacturing use building and facilities on the real property with a proposed floor area ratio of 31.89%.

Chairman Kacmarczyk called for testimony from the applicant.

Ronald Perry, from CGA Law Firm, gave testimony in support of the applicant. He was joined by Gerald Funke, from GHI Engineers and Surveyors Inc., who testified in support of the applicant and submitted a plot plan of 60 Ram Drive as Applicant's Exhibit #1.

Chairman Kacmarczyk called for any objector's testimony. There was none.

Chairman Kacmarczyk opened the hearing to Township questions.

David Arndt Jr., Township Zoning and Code Enforcement Officer, gave testimony and presented a letter from the Planning Commission in support of the applicant. (Township's Exhibit #1)

Chairman Kacmarczyk opened the hearing to questions from the Board.

Chairman Kacmarczyk asked for any concluding remarks.

At 6:24pm Chairman Kacmarczyk called for an executive session to review the case.

At 6:38pm Chairman Kacmarczyk reconvened the meeting.

Secretary Weih read a motion of approval for the Special Exemption requested. Vote 4-0

Secretary Weih read a motion to direct the zoning Hearing Board Solicitor to complete the written decision document. Vote 4-0

Chairman Kacmarczyk called for any unfinished business. Harold A. Eastman Jr. presented a request from McNEES WALLACE & NURICK LLC to reschedule a ZHB Hearing on the Racehorse Road, LLC. Substantive Validity Challenge to on or before February 26, 2021.

A motion was presented to move the hearing to February 10, 2021. Vote was 4-0


Chairman Kacmarczyk called for any new business. (none)

Ellen Ryan gave a presentation on various topics explaining her position on transparency in government.

Fred Wilke presented some general statements.

The hearing was adjourned at 7:26pm. (Vote 4-0)

Respectfully submitted,



George Weih, Secretary, Conewago Township Zoning Hearing Board