

Conewago Township Zoning Hearing Board

Minutes of Meeting held on: Wednesday, May 11, 2022 Time: 6:00pm

Case Numbers 4-2022

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 – Secretary
Kelly McKee

It was determined that a quorum was present.

Also in attendance were:

David W. Arndt, Jr. – Conewago Township Manager/Zoning Officer
Matt Teeter, Esq. – Zoning Hearing Board Solicitor
Corrie Ondrizek – Stenographer

There were 2 people in the audience.

Minutes from the April 6, 2022 meeting were approved as written. Approval vote: 5-0

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

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 outstanding cases. There were none.

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 #4-2022 pertaining to a variance request from Section 155-22.G.(1)

Township Manager/Zoning Officer David W. Arndt, Jr. presented the following:

The purpose of the zoning hearing in Case No. 4-2022 is to consider an Application to the Zoning Hearing Board filed by the Applicant, Blettner Avenue, LLC, relative to certain real property identified by street address as 100 Blettner Avenue, Hanover, Conewago Twp., Adams Co., PA. The real property, which is located in the Township's Industrial Zone (I) zoning district, is further identified as Adams County Tax Map/Parcel ID No.: 08L15-0060—000. The Applicant is requesting the grant of a variance from the maximum permitted height requirement of Section 155-22.G.(1) of the Zoning Ordinance, to authorize an increase of the maximum permitted building height from 45 feet to a maximum height of 47 feet.

Chairman Kacmarczyk called for testimony from the applicants.

The Applicant's Attorney, Jeremy Frey, Esq., gave an overview of the Applicant's Application, explaining the proposed use of the new building to manufacture snack food containers. Mr.

Frey explained the need for the requested dimensional variance and presented an engineering drawing labeled "Schematic Site Plan 4.1". Mr. Frey then called his witness, Mr. Scott DeBell.

Mr. DeBell's testimony included an overview of the site plan and a detailed justification for the proposed dimensional variance, including the grading on one side of the proposed building.

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

Chairman Kacmarczyk opened the hearing to Township questions. David Arndt Jr., Township Manager/Zoning Officer inquired about the extent of the requested dimensional variance.

Chairman Kacmarczyk opened the hearing to questions from the Board. There was a question about the overall building height.

Chairman Kacmarczyk asked for any concluding remarks. Township Manager/Zoning Officer David W. Arndt, Jr. stated that if the Board granted the requested variance it should include the entire building, as opposed to only a certain areas of the building.

At 6:12pm Chairman Kacmarczyk called for an executive session to review the case.

At 6:24pm Chairman Kacmarczyk reconvened the meeting.

Secretary Weih read a motion to grant the Applicant's request for the dimensional variance requested. Vote 5-0

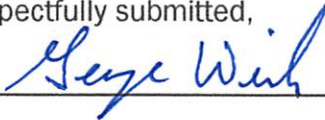
Secretary Weih read a motion to direct the Zoning Hearing Board Solicitor to complete the written decision document. Vote 5-0

Chairman Kacmarczyk called for any unfinished business. There was none.

Chairman Kacmarczyk called for any new business. There was none.

The hearing was adjourned at 6:30pm. Vote 5-0

Respectfully submitted,



George Weih, Secretary, Conewago Township Zoning Hearing Board