

## Conewago Township Zoning Hearing Board

Minutes of Meeting held on: Wednesday, January 4, 2023 Time: 6:00pm

### Case Numbers 1-2023

Meeting called to order at 6:00pm by Vice Chairman Finecey

Meeting began with the Pledge of Allegiance to the Flag.

In attendance were board members: **Absent Dennis Kacmarczyk - Chairman**

James Finecey – Vice Chairman

George Weih – Secretary

Kelly McKee

Gerald Lippy

It was determined that a quorum was present.

Vice Chairman Finecey called for nominations of Officers for the Zoning Hearing Board for 2023. 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

Minutes from the December 6, 2022 meeting were approved as written. Approval vote: 4-0

Vice Chairman Finecey asked if there were any outstanding cases. There were none.

Vice Chairman Finecey opened the hearing for Zoning Hearing Board Case #1-2023 pertaining to a variance request from Section 155-15.

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

- The purpose of the zoning hearing in Case No. 1-2023 is to consider an Application to the Zoning Hearing Board filed by Promise Land Investments, LLC, relative to certain real property which is identified by street address as 104 Peanut Drive, Hanover, Conewago Twp., Adams Co., PA. The real property, which is located in a Township Suburban Residential Zone (R-1) zoning district, is further identified as Adams County Tax Map/Parcel No.: 08021-0051—000. The Applicant is requesting variance relief from section 155-15. (uses permitted by right or by special exception in the Suburban Residential Zone) of the Zoning Ordinance of Conewago Township, to replace a prior nonconforming commercial use (retail sales of coal) in order to authorize the conduct of a proposed nonconforming commercial use of the property for the storage of motor vehicles and for the renting of storage units on the property. In addition, the Applicant is requesting dimensional variance relief from the required minimum yard setbacks for the Suburban Residential Zone (R-1) to allow the use and renovation of existing, nonconforming structures on the property and to extend a paved area, which would increase the existing nonconforming impervious lot coverage percentage from 43% to 44%. The aforesaid Area and Design requirements and standards within the Suburban Residential Zone (R-1) are set forth pursuant to the table referenced in section 155-15.I., 155 Attachment 2 of the Zoning Ordinance.

Vice Chairman Finecey called for testimony from the applicants.

At 6:55pm Vice Chairman Finecey called for an executive session to review the case.

At 8:07pm Vice Chairman Finecey reconvened the meeting.

Secretary Weih read a motion to grant the Applicant's request for the use variance requested. Vote 4-0

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

Secretary Weih read a motion to grant the Applicant's request for the dimensional variance requested. Vote 4-0

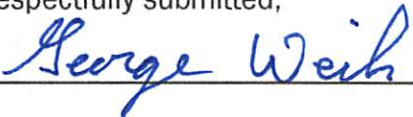
Secretary Weih read a motion to direct the Zoning Hearing Board Solicitor to complete the written decision document for the dimensional variance requested. Vote 4-0

Vice Chairman Finecey called for any unfinished business. There was none.

Vice Chairman Finecey called for any new business. There was none.

The hearing was adjourned at 8:15pm. Vote 4-0

Respectfully submitted,

  
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George Weih, Secretary, Conewago Township Zoning Hearing Board