

**MINUTES OF  
SPRING GARDEN TOWNSHIP PLANNING COMMISSION  
June 7, 2016**

**CALL TO ORDER:** The monthly meeting of the Spring Garden Township Planning Commission was held on Tuesday, June 7, 2016 in the Township Municipal Building, 340 Tri Hill Road, York, PA.

Chairman George opened the meeting at 7:00 p.m.

Present:	Douglas George	David Davidson, P.E., Engineer
	Robert Sandmeyer	Linda Keller, Director of Comm.
	Daniel Rooney	Development & Planning
		1 person in the audience

**PUBLIC COMMENT PERIOD:** There were no public comments.

**APPROVAL OF MINUTES:** The minutes of the May 3, 2016 meeting were presented for approval. Motion Mr. Sandmeyer/ second Mr. Rooney to approve the minutes. There were no public comments. Motion approved. Yes-3, No-0.

**ZONING APPLICATIONS:**

- a. **Application #125-04-16:** Mary Todenhoft has applied for a Special Exception to Section 310-57 of the Spring Garden Township Zoning Ordinance to conduct a Home Occupation (art studio/gallery). The property is located at 780 Woodberry Road, York, PA and is zoned R-1 (Residential-Suburban).

Ms. Todenhoft was present and explained her application. She stated she has been conducting an art studio from her residence in the City of York since 1988. Besides her studio hours, she would also have receptions about 5 times a year on a Saturday, lasting approximately 2 hours, with about 20-30 people attending. She has spoken to all her neighbors and assured them there will be little impact on the neighborhood. Ms. Todenhoft also noted there are 2 parking spaces in the garage and at least 4 cars can park in the driveway. If necessary, she could provide a shuttle service to Penn State, but that probably won't be needed. She also proposes a 2 sq.ft. sign. Advertisement is done by postcards and on Facebook.

Paul Lewis, Greendale Road, stated he has been to a number of receptions, and this will not be intrusive to the neighborhood.

There were no further questions or comments. Motion Mr. Rooney/ second Mr. Sandmeyer to recommend approval of this Home Occupation request with the condition that the receptions be limited to no more than 12 per calendar year. Ms. Todenhoft agreed this would be acceptable. There were no public comments. Motion carried. Yes-3, No-0.

- b. **Application #125-05-16:** Sara Wolfe, New Works Learning Center, LLC. Mrs. Keller reported this *application has been withdrawn* by the applicant.

**SUBDIVISION/LAND DEVELOPMENT PLANS: None this month**

**PROPOSED SUBDIVISION ORDINANCE AND ZONING ORDINANCE  
AMENDMENTS, OFFICIAL MAP with ORDINANCE, & FUTURE LAND USE MAP:**

- a. Mrs. Keller reported that there still needs some work done on the Future Land Use Map. As a result, this has not yet been sent to York County Planning Commission for their agenda.
- b. Motion Mr. Sandmeyer/ second Mr. Rooney to recommend approval of the Official Map and proposed Ordinance as submitted. There were no questions or comments. Motion carried. Yes-3, No-0.
- c. Motion Mr. Rooney/ second Mr. Sandmeyer to recommend approval of the Subdivision and Land Development Ordinance amendments as submitted. There were no questions or comments. Motion carried. Yes-3, No-0.
- d. Motion Mr. Sandmeyer/ second Mr. Rooney to recommend approval of the Zoning Ordinance amendments as submitted. There were no questions or comments. Motion carried. Yes-3, No-0.

**OTHER BUSINESS:**

The Planning Commission discussed the need for an update to the Comprehensive Plan, which could be done in phases over a few years. This project will be considered after all the current amendments are finalized.

There was no other business. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Linda S. Keller, Director of  
Community Development & Planning