

**MINUTES OF
SPRING GARDEN TOWNSHIP ZONING HEARING BOARD
June 27, 2016**

CALL TO ORDER: The monthly meeting of the Spring Garden Township Zoning Hearing Board was held on Monday, June 27, 2016 in the Township Municipal Building, 340 Tri Hill Rd., York, PA. Present:

James McMillion
Earl Quance
Michelle Poole

Devon Myers, Esq., Zoning Solicitor
Linda Keller, Director of Community Dev. & Planning
Angie Kilby, Key Reporters
3 people in the audience

PUBLIC COMMENT PERIOD: None

APPROVAL OF MINUTES: The minutes of the March 21, 2016 meeting were approved on a motion by Mrs. Poole, seconded by Mr. Quance. There were no public comments. Motion passed Yes-3, No-0.

ZONING APPLICATIONS:

Application #125-05-16: This application was withdrawn by Ms. Sara Wolfe, and the application will not be heard.

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 for her application and explained that she recently purchased this property and would like to conduct an art studio/ gallery in the living room and dining room area of the house. She had been conducting this business at 300 S. Pershing Avenue since 1984 as a Home Occupation, with no problems or concerns. This is not a full-time gallery. Hours would be Monday, Wednesday and Saturdays 10-5 and Fridays 11:30 – 3. She is the sole proprietor and has no employees. There would be no disruption to the neighborhood.

Ms. Todenhoft stated she personally went around the neighborhood and introduced herself and what her plans were with the neighbors. No one seemed to have any problems with her proposal.

She explained there are 4 parking spaces in the driveway and 2 spaces in the garage, with plenty of parking on the street. Ms. Todenhoft further noted that she conducts “openings” about five times a year. The occur on Saturday afternoons from 3-5 p.m. and approximately 15-30 patrons and fellow artists attend. This would have no more impact on the neighborhood than an outdoor BBQ gathering.

Signage was discussed. She is proposing to have a small sq.ft. sign on her mailbox for the business, and then a small “open” flag placed on the mailbox when she is open.

Special Exception criteria from Section 310-42 were reviewed and all points have been addressed.

Mr. McMillion noted the Planning Commission recommended approval of the application with a condition that there be no more than 12 openings per year. Ms. Todenhoft stated this condition is acceptable because she could not handle that many events.

Barbara Sheffer Rooney, 127 S. Strathcona Drive was presented and noted Ms. Todenhoft's qualifications and that she is the longest running private studio/gallery in the York area. She is very well known.

There were no further questions or comments. Motion Mrs. Poole, second Mr. McMillion to approve the Special Exception as requested, with the condition that there be no more than 12 openings per year. There were no public comments. Motion carried. Yes-3, No-0.

OTHER BUSINESS:

The Decision for Application #125-02-16, York College of Pennsylvania for York Country Day School signage, was confirmed as previously approved and the decision was mailed.

There was no further business to address.

ADJOURNMENT: The meeting was adjourned at 7:25 p.m.

Submitted by,

Linda S. Keller, Director of
Community Development & Planning
SPRING GARDEN TOWNSHIP