

**MINUTES OF  
SPRING GARDEN TOWNSHIP PLANNING COMMISSION  
August 2, 2016**

**CALL TO ORDER:** The monthly meeting of the Spring Garden Township Planning Commission was held on Tuesday, August 2, 2016 in the Township Municipal Building, 340 Tri Hill Road, York, PA.

Acting Chairman Robert Sandmeyer opened the meeting at 7:00 p.m.

Present:	John DeHaas	David Davidson, P.E., Engineer
	Robert Sandmeyer	Linda Keller, Director of Comm.
	Daniel Rooney	Development & Planning
	Mike Dorgan	There were 3 people in the audience

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

**APPROVAL OF MINUTES:** The minutes of the July 5, 2016 meeting were presented for approval. Motion Mr. DeHaas/ second Mr. Sandmeyer to approve the minutes. There were no public comments. Motion approved. Yes-3, No-0 (Mr. Rooney absent at this time).

**ZONING APPLICATIONS:**

- a. Application #125-06-16:** Shane deGaray has applied for a Variance to Section 310-6.D of the Spring Garden Township Zoning Ordinance to exceed the maximum paved area permitted to construct a concrete patio around a swimming pool. The property is located at 114 Highland Road, York, PA and is zoned R-1 (Residential-Suburban).

Kristie deGaray and Joe Nardo from Private Paradise Construction were present for this application. Mr. Nardo explained an inground swimming pool was constructed last year with no deck area around it. The property owners are now proposing to install an 869 sq. ft. concrete deck around the pool.

Mr. Nardo noted an error used in the lot size calculations. The lot size is actually 14,723 sq.ft. in size, and with this new pool deck, this would increase their paved coverage to 22.4%, which exceeds the 15% maximum allowed. Mr. Nardo also stated they have proposed an on-site stormwater facility to handle approximately 900 sq.ft. of roof stormwater, which exceeds the amount of the swimming pool deck.

There were no further questions or comments. Motion Mr. DeHaas/ second Mr. Dorgan to recommend approval of the application as submitted. Motion carried. Yes-4, No-0.

- b. Application #125-07-16:** Castle River Investments LLC application for 1100 Prospect Street has been withdrawn and will not be heard. The property owner accepted another offer on the property.

**SUBDIVISION/LAND DEVELOPMENT PLANS:**

- a. **Addition to Rutter’s Farm Store #62:** Final land development plan for a proposed 1,117 sq.ft. addition to the Rutter’s Farm Store located at 910 S. Richland Avenue, which is located in the Commercial zone. Neil Metzger from LSC Design was present for this plan and explained they plan to “square off” the back of the building. The former loading space will be enclosed for cooler and freezer space, and they also plan for some additional seating capacity in the store.

Mr. DeHaas asked if the parking was affected. Mr. Metzger noted that the parking would not be affected. Parking already had Variance approval when the Shoppes at Wyndham did their land development plan for the shopping center, and then ultimately the 3-lot subdivision approval.

There were no further questions or comments. Motion Mr. Dorgan/ second Mr. DeHaas to recommend approval of the land development plan with the following conditions:

- 1. Owner’s notarized signature
- 2. Engineer’s signature & seal

Motion carried. Yes-4, No-0.

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

- a. Mrs. Keller reported that the Comprehensive Plan Future Land Use Map has been reviewed and recommended for adoption by the York County Planning Commission at their July 18<sup>th</sup> meeting. A few edits were made by the Dave Davidson and Linda Keller to address a few comments by YCPC. This information will now be presented to the Board of Commissioners for their consideration at a Public Hearing.

**OTHER BUSINESS:**

There was no other business. The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Linda S. Keller, Director of  
Community Development & Planning