

**MINUTES OF  
SPRING GARDEN TOWNSHIP ZONING HEARING BOARD  
March 17, 2014**

**CALL TO ORDER:** The monthly meeting of the Spring Garden Township Zoning Hearing Board was held on March 17, 2014 in the Township Municipal Building, 340 Tri Hill Rd., York, PA.

Present:

James McMillion  
Michael Barton  
Dustin Quance  
Earl Quance

David Keiter, Solicitor  
Lynn Rinehart, Zoning Officer

**PUBLIC COMMENT PERIOD:** None

**REORGANIZATION** The Zoning Hearing Board has two new members. Reorganization was conducted with James McMillion nominated and approved as Chairman and Dustin Quance nominated and approved as Vice Chairman. The Board welcomed new member Earl Quance.

**APPROVAL OF MINUTES:** The minutes of the December 16, 2013 meeting were approved on a motion by Mr. Quance seconded by Mr. Barton.

**ZONING APPLICATIONS**

**APPLICATION 125-01-14 – Growmark FS, 980 Loucks Mill Rd., York, PA** has submitted an application for a Special Exception under Section 310-35B(2) to allow improvements that are no less non-conforming than are generally consistent with other properties in the neighborhood. Section 310-10D Maximum Building Coverage, Section 310-10D Minimum Open Space, Section 310-10D Minimum Front Setback, 310-10D Minimum Side Setback, Section 310-18F Parking Lot Landscaping, and Section 310-27A Minimum Front Setback Along Collector Road. The property is located in the Industrial Park (I-P) Zone.

The applicant was represented by Nate Book Centurion Construction and Marc Kurowski, K & W Engineers. Section 310-35 B2 states: A dimensional nonconformity may be altered or expanded only if such alteration or expansion is in conformance with the provisions of this chapter; however, upon issuance of a special exception, in accordance with the provisions of § [310-42](#), the Zoning Hearing Board may authorize additions or improvements to dimensional nonconformities.

The expansion at Growmark will be preceded by demolition of a portion of the existing building. Mr. Kurowski noted:

- No change in impervious surface
- No change in open area
- Front setback – less than currently exists
- Side setback incursion reduced by seven feet
- Parking lot landscaping is non-existent The new building will screen the parking lot
- The project will be in character with the neighborhood

The driveway will remain accessible to emergency vehicles. The new building height will be 26’.

The application was reviewed by the Planning Commission and recommended for approval. Motion by Mr. McMillion seconded by Mr. Earl Quance to approve the Special Exception request. Motion approved by unanimous vote.

**ADJOURNMENT:** The meeting was adjourned at 7:22 p.m.

Submitted by, Lynn Rinehart, Zoning Officer