

**MINUTES OF
SPRING GARDEN TOWNSHIP PLANNING COMMISSION
January 6, 2015**

CALL TO ORDER: The monthly meeting of the Spring Garden Township Planning Commission was held on Tuesday, January 6, 2015 in the Township Municipal Building, 340 Tri Hill Road, York, PA.

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

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| Present: | Doug George | David Davidson, P.E., Engineer |
| | Bob Sandmeyer | Linda Keller, Dir. of Comm. Development & Planning |
| | Dan Rooney | Clifford Gordon, Codes Enforcement Officer |
| | Mike Dorgan | 3 people in the audience |
| | John DeHaas | |

PUBLIC COMMENT PERIOD: There were no public comments.

APPROVAL OF MINUTES: The minutes of the December 2, 2014 meeting were presented for approval. Motion Sandmeyer/ Dorgan to approve the minutes. There were no public comments. Motion approved. Yes-4, No-0 (Mr. DeHaas absent at this time).

SUBDIVISION PLANS: There were no subdivision or land development plans presented.

ZONING APPLICATIONS:

- a. Application #125-01-15 – Simeral Construction Co. has submitted an application for a Variance to Section 310-6 to construct an attached garage, encroaching into the rear setback at 1029 Smallbrook Lane. The property is owned by Mark & Ann Miller and is located in the Residential-Suburban (R-1) zone.

Atty. Stacey MacNeal, Andy Lehman and Dr. Mark Miller were present for this application. Atty. MacNeal explained the property is a double frontage lot, front and rear. The existing residence is located toward the rear of the property and Grantley Road. They wish to convert the existing attached garage into a modernized kitchen and then construct a new attached 3-car garage, encroaching 15' into the rear setback. The new garage will be placed over existing impervious area, and will be located inside an existing fenced area. There is a similar garage at the adjacent property 1011 Smallbrook Lane.

Photographs were presented showing the surrounding neighborhood and the setback of other garages in the area. Atty. MacNeal stated they feel this request would have no adverse impact on the neighborhood.

Mr. Sandmeyer noted that this property has two front setbacks, and that Section 310.27 allows for an "average" setback along a front setback. Mr. Davidson concurred with this interpretation. Mrs. Keller stated she acknowledged there are two front streets, but made the determination based on it being a rear setback. Mr. DeHaas stated the Zoning Hearing Board will need to make their own determination.

Motion Mr. Sandmeyer/ second Mr. DeHaas to recommend approval of the Variance, if the Zoning Hearing Board determines there are two front yards as per the Zoning Ordinance definitions and application of Section 310.27B. There were no public comment. Motion carried. Yes-5, No-0.

REORGANIZATION OF BOARD: The Board decided to retain the current positions for 2015. Douglas George will remain as Chairman and Robert Sandmeyer as Vice-Chairman.

OTHER BUSINESS:

- a. Official Map Update – The Planning Commission decided to wait until the Recreation Comprehensive Plan has been approved by the Board of Commissioners before moving forward with the Official Map update, due to possible recreation area changes and modifications.
- b. Comprehensive Plan Update – The Planning Commission discussed the possibility of updating the Comprehensive Plan from 2001. Mrs. Keller is to check to see if any funds were budgeted for 2015 for this work. Also, she will check to see if there is a digital format of the current plan from York County Planning Commission. Possible updates to the street classifications, land use map, and census data should be considered.
- c. Zoning Ordinance amendments – The Board discussed possible amendment to the Zoning Ordinance, beginning with definitions. This discussion will carry through to future meetings in order to compile a list of suggested amendments for the Board of Commissioners' consideration.

The meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Linda S. Keller, Director of
Community Development & Planning