

MINUTES OF  
SPRING GARDEN TOWNSHIP PLANNING COMMISSION  
April 4, 2023

**CALL TO ORDER:** The monthly meeting of the Spring Garden Township Planning Commission was held on March 4, 2023, in the Township Municipal Building, 340 Tri Hill Road, York PA. Chairman Robert Sandmeyer called the meeting to order at 6:00 p.m.

Present:	Robert Sandmeyer	John DeHaas
	Scott Stevens	David Davidson, C.S. Davidson, Inc.
	Amy Mitten	Dawn Hansen, Zoning Officer
	Jack Phaller	Dave Jones, Stock & Leader

**PUBLIC COMMENT PERIOD:** None

**APPROVAL OF MINUTES:** Ms. Mitten made a motion to approve the minutes from the December 6, 2022, January 3, 2023, and February 7, 2023, meetings. Seconded by Mr. Phaller. All in favor, motion carried.

**ZONING APPLICATIONS:**

- **125-01-23: HJR Real Estate1 LLC** has filed a Special Exception to Section 310-8C to change the use from Professional Office to Professional Office Flex Space. The property is located at 1542 E. Market Street, York PA and is zoned AO (Apartment-Office).

Heather and Jason Rineer explained that they recently purchased the property and are running their business, Rineer Designs from the location, and they have an open office for a small business to use for their business. They would share common areas such as the bathrooms, break room, and conference room.

There is limited parking and that is why they only want to have one other person in the office.

Motion by Mr. DeHaas to recommend the Zoning Hearing Board approve the Special Exception for Professional Office Flex Space. Seconded by Ms. Mitten. All in favor, motion carried.

- **125-02-23: Ryan Center for the Performing Arts** have filed a Special Exception to Section 310-5(E) to all dual uses on one lot. The property is located at 20 South Belmont Street, York, PA and is zoned C (commercial). **(They have asked for a continuance to the May meeting to seek legal counsel).**

Motion by Mr. DeHaas to approve the continuance to the May meeting. Seconded by Ms. Mitten. All in favor, motion carried.

- **125-03-23: Red Lion Controls** has filed for a Special Exception to Section 310-8.C (15) to operate a Hi-Tech Precision Assembly use on the Property. The property is located at 1750 Fifth Avenue, York, PA and is zoned A-O (Apartment-Office).

Attorney Andy Miller, with MPL and Ron Solerno, Vice President of Operations for Red Lion Controls, provided a PowerPoint presentation and video showing the layout of the proposed assembly area and how the operations are performed. They explained that they have met all the conditions of the special exception.

Mr. DeHaas explained that he was familiar with the building and that there was much more truck traffic when the medical center was there.

Motion by Ms. Mitten to recommend approval of the Special Exception if all conditions are met. Seconded by Mr. Stevens.

Public Comments were as follows:

Ester Cozzens, 1259 Southern Road, inquired if there would be any tank storage on premises of hazardous materials. Mr. Solerno assured her that there are no hazardous materials used in their production of the products.

Ms. Cozzens also asked if there would be a third shift at this location. Mr. Solerno explained that they have two shifts, one from 7 am to 3:30 pm and one from 3:30 to 11pm, with some flex time.

With no more public comment the vote was taken. All were in favor, motion passed.

**SUBDIVISION/LAND DEVELOPMENT PLANS:**

- Final Subdivision Plan for the realignment of East Boundary and South Albemarle Street.

Joshua D. Hoffman of Pennoni presented the consolidation and subdivision of five existing parcels or portions of each, as well as former portions of the right-of-way of East Boundary Avenue, South Albemarle Street, Ness Alley, and Sunbeam Alley into four proposed lots, and Lot #1 created by the prior recorded subdivision and land development plan for York LogistiCenter at I-83.

Dave Davidson brought up the pervious pavement solution to the increased impervious coverage on Temporary Lot B. It was suggested that an Operation & Maintenance Agreement be signed to make sure the pervious pavement is maintained to continue operating effectively.

Motioned by Mr. DeHaas and seconded by Mr. Stevens it was recommended that the Board of Commissioners approve the Subdivision/Realignment plan with the following conditions:

1.	The Owner's notarized signature is required (§275-24C(22), SALDO).
2.	A Development Agreement, prepared by the Township's solicitor, may be required, to define the timing and sequence of street adoptions and abandonments.
3.	The pervious pavement solution to the lot coverage issue will require an O&M agreement dealing with maintaining the porous pavement.

All in favor, motion carried.

## **OTHER BUSINESS:**

- Formal review of the proposed addition of a new zoning district, "Mount Rose Interchange Zone". This Ordinance is advertised for Public Hearing on May 10<sup>th</sup>.

Mr. DeHaas stated that he is not in favor of this new Zone as it is not what the community needs. The community needs recreation.

Mr. Phaller stated that there is little recreation in the Township, and he would prefer to see this area be used for recreation.

Ms. Mitten stated that she sees no reason for this new zone other than to benefit businesses. She feels the new Zone does not look out for the residents. The Township needs more passive recreation, not more industrial. She would like to see the Township stick to the 2016 Recreation plan and use this property for passive recreation.

Mr. Sandmeyer stated that the local roads and infrastructure cannot handle the extra traffic that this zone would bring to the Township. We have a hard time maintaining what we have. He feels the Township should turn this property into a large recreation area. He would like to see other uses suggested instead of the uses proposed.

Dan Rooney, Commissioner, 1512 Third Ave.

He stated that the intent of the Zone was to make sure that there was passive recreation included in the sales agreement of the property.

Rayanne Waltersdorff, 1558 Hollywood Parkway

She is opposed to the new zone. She would like to see the Township stick with the 2016 Recreation plan. She feels with grants and local stakeholders it can happen. She also stated that she sent letters and emails to all the commissioners and the only response she received was from the Township Manager.

Cuong Le, 1020 Grandview Rd.

He is worried that the kind of traffic that would result from this new zone would endanger the children that play in the area. He would prefer to see a park in the area.

Kristina, 1635 Mt. Rose Ave.

She inquired why her current home is zoned commercial. She wanted to know what would happen to her home if this change went through. She had parking and buffering concerns if this zone would be changed.

Troy Herrold, 1119 Ruxton Rd.

He shared a flier that a local neighbor put out and that is why he came to see what was going on.

Mike Wade, 1351 Toanne Rd.

He asked why this came up suddenly. Why do they want to rezone this area now?

Patricia Mangan, 1112 Grandview Rd.

Why are there so many different zones in this area? Why was the Baker property included?

Grant Waltersdorf, 1110 Greenhill Rd.

When he was the Recreation Coordinator, they talked about improving the parks. Why is there not a recreation board? There are grants that could be used to revitalize this area and the parks.

Roberta Boffo, 1080 Grandview.

She talked about the amount of acreage we should have for the number of people in the Township. She inquired where the budget money and the Fee-in-leu funds are going if not into the parks and this area for recreation. She would like to see all of the proposed area turned into Open Conservation.

Mr. Stevens stated that he does not support the Baker property being part of the new zone. He also thanked the constituents for their emails but stated that he does not have a Township email address and did not want to respond via his personal email.

Ted Waltersdorf, 1558 Hollywood Parkway

It was suggested that his letter be added to the minutes.

Dave Davidson, Township Engineer

His thoughts are that the proposed Uses by Right should be the Uses by Special Exception, and the Uses by Special Exception should be the Uses by Right. He also feels that the differences in topography make it difficult for both properties to fit these uses.

Ms. Mitten made a motion not to recommend the MRI Zone as it is, but to consider other uses and to consider not including the southern property due to the topography. Seconded by Mr. Phaller. All in favor, motion carried.

With no further business to address, motion to adjourn by Ms. Mitten, seconded by Mr. DeHaas. All in favor. The meeting adjourned at 8:10 pm.

Respectfully submitted,  
Dawn Hansen, Zoning Officer