

MINUTES OF
SPRING GARDEN TOWNSHIP PLANNING COMMISSION
January 7, 2025

CALL TO ORDER: The monthly meeting of the Spring Garden Township Planning Commission was held on January 7, 2025, at 6:00 p.m.

Present: Robert Sandmeyer
Amy Mitten
Joel Sears
Scott Stevens

Dave Davidson, C.S. Davidson, Inc.
Dawn Hansen, Zoning Officer

REORGINIZATION:

Chair: Robert Sandmeyer made a motion to appoint Amy Mitten Chair, seconded by Joel Sears. All in favor, motion carried.

Co-Chair: Amy Mitten made a motion to appoint Scott Stevens Co-Chair, seconded by Joel Sears. All in favor, motion carried.

PUBLIC COMMENT PERIOD: None

APPROVAL OF MINUTES: Amy Mitten made a motion to approve the minutes of the November 6, 2024, meeting with two minor spelling corrections. Seconded by Scott Stevens. All in favor, motion carried.

ZONING HEARING APPLICATIONS: **2025-01 – 1615 Crestlyn Rd., Angela Guerrero** – has filed a variance request to Section 310-6.B(a) to run a Family Child-Care (home) with more than six children who are not related to the caregiver. The definition of Family Child-Care Home allows a maximum of 6 children not related to the caregiver. *The property is located at 1615 Crestlyn Rd, York, PA and is zoned R-1 (Residential Suburban Zone).*

- The applicant intends to operate Monday through Saturday with available hours of 5 am to midnight, depending on the parents work schedule.
- The daycare will take place in her basement, which she will be remodeling to accommodate the daycare.
- She will have all her certifications from the State.
- The basement is a walk-out basement with clear egress/ingress.
- The ages of the children will range from newborn to 12 years.
- She will have two additional employees other than herself.
- She is only asking for and increase to have a maximum of 12 children per State regulations for in-home childcare.
- She does not believe traffic will be an issue as many of her families have three or more children that are all dropped off at the same time.
- She has more than adequate parking in her driveway.
- They are permitted 15 minutes of outdoor time in the yard once per day with supervision as per State regulations.
- School-age children will be picked up in one vehicle.
- Public Comment:
 - Lynn Huddleston of 808 Clearmount Rd asked questions regarding traffic.
 - Tracey McSherry of 1626 Crestlyn had concerns about the traffic in the neighborhood.

- Joel Sears made a motion to recommend the variance to the Zoning Hearing Board with consideration of less children based on the impact to the neighborhood. Seconded by Amy Mitten. All in favor, motion carried.

Subdivision/Land Development Plans: None

- **OTHER BUSINESS: None**

With no further business to address, motion to adjourn by Amy Mitten, seconded by Scott Stevens. All in favor. The meeting adjourned at 6:45 pm.

Respectfully submitted,
Dawn Hansen, Zoning Officer