

**MINUTES OF
SPRING GARDEN TOWNSHIP ZONING HEARING BOARD
October 17, 2023**

CALL TO ORDER: The monthly meeting of the Spring Garden Township Zoning Hearing Board was held on Tuesday, October 17, 2023, in the Township Municipal Building, 340 Tri Hill Road, York PA. Michelle Poole called the meeting to order at 6:00 p.m.

Present:	Michelle Poole	Devon Myers, Esq., Zoning Solicitor
	Michael Barton	Dawn Hansen, Zoning Officer
	John Porter	Key Reporters
	Jonathan Pinkerton	

APPROVAL OF MINUTES: The minutes of April 18, 2023, and June 20, 2023, were approved.

ZONING APPLICATIONS:

- **125-05-23: 1000 Indian Rock Dam Rd – York College-** has filed a Special Exception request to Section 310-35.C(2) to replace one dimensional nonconformity with another dimensional nonconformity. *The property is located at York Country Day School, 1000 Indian Rock Dam Rd., York PA and is zoned A-O (Apartment-Office).* This case had been granted a continuance from the June 20, 2023. **Special Exception was denied due to a tie vote.**
- **125-06-23: 1401 Mt. Rose Ave – Bethany Church of York c/o STSG Digital –** has filed a Variance request to Section 310-13.D(4) to allow a 32 sq. ft. sign made up of two parts static and electronic sign for a church. *The property is located at 1401 Mt. Rose Ave., York, PA and is zoned C (Commercial).* **Variance was approved to allow an electronic sign in a Commercial Zone and to allow the size variance of 32 sq. ft.**
- **125-07-23: 1501 Copper Beech Dr – Box Hill Mansion RG Box Hill LLC -** has filed an appeal to a Stop Work Order dated September 12, 2023, appealing the zoning officer’s interpretation of Section 310-84, Permits, after the erection of a tent without a building permit. In addition, RG Box Hill LLC has filed an appeal to Stop Work Order dated September 12, 2023, for the zoning officer’s interpretation of Section 310-6, for the operation of a wedding venue in the Residential Suburban Zone. *The property is located at 1501 Copper Beech Drive and is zoned R-1 (Residential Suburban).* Continuance has been requested for this hearing due to a conflict with another Zoning Hearing at another Township. **Continuance was denied. Both appeals were denied.**

OTHER BUSINESS: None

ADJOURNMENT: The meeting was adjourned at 7:27 p.m.

Submitted by,
Dawn Hansen, Zoning Officer