

MINUTES OF
SPRING GARDEN TOWNSHIP ZONING HEARING BOARD
October 21, 2025

CALL TO ORDER: The monthly meeting of the Spring Garden Township Zoning Hearing Board was held on Tuesday, October 21, 2025, 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 Jonathan Pinkerton Josh George Key Reporters	John Elliott, Solicitor Dawn Hansen, Zoning Officer Michael Barton
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APPROVAL OF MINUTES: The minutes of the July 15, 2025, meeting were approved. Motioned by Mr. George, seconded by Mr. Pinkerton. All in favor, motion carried.

ZONING APPLICATIONS:

- **Zoning Application 2025-08 – 505 Windsor St, Graham Packaging Holdings, LLC** – has filed an appeal to the Zoning Officers notice of violation issued August 18, 2025, to Zoning Ordinance Section 310-5(D), Uses with nuisance effect. *The property is located at 505 Windsor Street and is zoned I (Industrial Park). Graham requested a continuance to the November 18, 2025, Zoning Hearing Board meeting to work with the Township to come up with a proposal to mitigate this issue. Motion to approve the continuance by Mr. Barton, seconded by Mr. George. All in favor, motion carried.*

- **Zoning Application 2025-09 – 7 S Belmont St., Molt LLC** - has filed a special exception request to Section 310-5.B, to allow a use not specified or a variance to section 310-15.B for required parking. Applicant is proposing a “drive-thru only fast-food restaurant”. *The property is located at 7 S. Belmont St. and is zoned C (Commercial). The Special Exception was approved with the following conditions:*
 1. An access agreement with York Little Theater be provided for the shared drive.
 2. No more parking will be provided other than the proposed five spaces and one ADA space.

OTHER BUSINESS: **Zoning Hearing Board to appoint a new Solicitor to replace CGA.** – This item was tabled to the November 18, 2025, meeting to allow the Board to interview possible candidates to be appointed at the November meeting.

ADJOURNMENT: The meeting was adjourned at 7:28 p.m.

Submitted by,
Dawn Hansen, Zoning Officer