

MINUTES OF  
SPRING GARDEN TOWNSHIP PLANNING COMMISSION  
October 3 , 2023

**CALL TO ORDER:** The monthly meeting of the Spring Garden Township Planning Commission was held on October 3, 2023, in the Township Municipal Building, 340 Tri Hill Road, York PA. Robert Sandmeyer called the meeting to order at 6:00 p.m.

Present:	Robert Sandmeyer	John DeHaas
	Amy Mitten	Dave Davidson, C.S. Davidson, Inc.
	Scott Stevens	Dawn Hansen, Zoning Officer

**PUBLIC COMMENT PERIOD:**

- Raeanne Waltersdorf, 1558 Hollywood Parkway – Handed out links to the presentation provided at the September Board of Commissioners meeting.
- Roberta Boffo, 1080 Grandview Rd – Wanted to discuss the importance of creating new parks in the Township. Provided information on grants that could be used to create new parks and create a task force to work on this collaboration with members of the community. Requested the Planning Commission to recommend to the Board of Commissioners to provide more parks.

**APPROVAL OF MINUTES:** Ms. Mitten made a motion to approve the minutes of the September 5, 2023, meeting with a change on the second page, fourth bullet. It should say John Inch not Jeff Inch. Seconded by Mr. DeHaas. All in favor, motion carried.

**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 was granted a continuance to the October meeting by the Zoning Hearing Board.
  - Attorney Jeff Lobach, Ken Martin from York College, and Dan Creep with Warhaus presented their plan.
  - Normal setback is 10’ in the AO zone. Special private school setback is 100’. The current buildings are setback 23’.
  - They would like to push the setback to 40’ and 42’.
  - According to Section 310-68, the entire square footage is 108,000 sq. ft. and only 10,450 square feet will be encroaching which is 9%.
  - Engineer, Dave Davidson, commented that buffering and screening would be required during the land development process.
  - Mr. Sandmeyer mentioned the need for landscape buffering and would prefer that any playground equipment be placed outside of the required buffer area.
  - Additional parking would not be required as they exceed the currently required parking.
  - Mr. DeHaas made a motion to recommend the Special Exception as requested to the Zoning Hearing Board. Ms. Mitten seconded the motion. All in favor.

- **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).
  - Shawn Chronister of STSG Digital Sign company presented the request for a Variance on behalf of Bethany Church.
  - Upgrading the existing sign that is antiquated and hard to see. The current sign is 20 square feet.
  - The property is .53 acres, has 432 feet of frontage and covers three streets.
  - A 20 sq. ft. sign does not adequately service the church.
  - They are only proposing a 32 square foot sign with the top being static and the bottom being a digital message center.
  - Sign brightness would be turned down at night and would have no animation.
  - Would be placed on Mount Rose Avenue side within the setback out of the clear sight triangle.
  - Mr. DeHaas pointed out that the LED sign is capable of animation and clarified that the owner would not be using the animation. The sign company is willing to disable the sign at night. The top portion that is backlit will be on a dusk to dawn sensor.
  - Staff expressed concern that this is a digital sign which is only permitted in the Industrial Park Zone. It is not just the size of the sign that is out of compliance, it is also the Zoning District that is not allowed.
  - The Township Engineer shared that the standards for variances and one is that you cannot make reasonable use of the property without the variance granted. There are also five residential properties across the street and that would be visible from their home.
  - John Munson that lives at 1421 Mt. Rose Avenue, spoke up and said he did not feel it would be a problem.
  - The main hardship is that it cannot be seen from the road because the sign is so small.
  - Mr. DeHaas mentions that he feels there needs to be a better description of the hardship for the Zoning Hearing Board.
  - Mr. Sandmeyer said that the setback is 60' and the clear sight triangle is 150' by 75' so the sign must be out of those setbacks. Frontage does not pertain to the size of the sign.
  - Ms. Mitten made a motion to recommend to the Zoning Hearing Board to approve the Variance as requested. Seconded by Mr. DeHaas. Motion carried.

**SUBDIVISION/LAND DEVELOPMENT PLANS:**

- **Regents Glen – Lot 78: Inch & Company** – Final land development plan for 24 Dwelling Units.
  - Josh George of Landworks Civil Design and Sam Saxon of Inch & Company were present.
  - Encompasses the existing Greenleigh Condominiums along Indian Rock Dam Road. Total of 82 Units there.
  - They are seeking land development approval for one additional building consisting of 24 units. This had always been designated in a previous land development plan to be developed.
  - Mr. DeHaas said that there are 17 staff comments, 25 comments from the Township Engineer and wanted to know how many of the comments had been addressed. He does not feel that the Planning Commission should be making recommendations to the Board of Commissioners with this number of conditions.
  - Several of the Engineer's comments were addressed for clarification:
    - #4 – Parcel number is incorrect and should be changed.
    - #6 – Parking spaces should be 48 – only 32 were shown on the plan. The applicant plans to use existing parking as part of the required parking.

- #7 – Questions regarding the front setback. Applicant feels it should only be a 75' sight triangle, however the previous recorded plan showed a 150' sight triangle.
- It was also discussed that the E & S plan should be included in the plan.
- Note about planning modules should also be included.
- Other items that need to be shown on the plan are landscaping, lighting, and storm drain connections.
- A motion was made by Mr. DeHaas to table this application to November 7, 2023, Planning Commission meeting. Seconded by Mr. Stevens. Motion approved.

With no further business to address, motion to adjourn by Ms. Mitten, seconded by Mr. Stevens. All in favor. The meeting adjourned at 7:09 pm.

Respectfully submitted,  
Dawn Hansen, Zoning Officer