

MINUTES OF  
SPRING GARDEN TOWNSHIP PLANNING COMMISSION  
February 3, 2026

**CALL TO ORDER:** The monthly meeting of the Spring Garden Township Planning Commission was held on February 3, 2026, at 6:00 p.m.

Present:	John DeHaas	Amy Mitten
	Joel Sears	Dave Davidson, C.S. Davidson, Inc.
	Thomas King	Dawn Hansen, Zoning Officer

**REORGINIZATION OF THE BOARD:**

- Ms. Mitten made a motion to elect Mr. Stevens as co-chair, seconded by Mr. Sears. All in favor, motion passed.
- Mr. DeHaas made a motion to elect Ms. Mitten as chair, seconded by Mr. Sears. All in favor, motion passed.

**PUBLIC COMMENT PERIOD:** None

**APPROVAL OF MINUTES:** Mr. Sears made a motion to approve the minutes of the January 6, 2026, meeting. Seconded by Mr. DeHaas. All in favor, motion carried.

**ZONING HEARING APPLICATIONS:**

- **Zoning Application 2026-01 – 1103 Mt. Rose Avenue, Jay Varahi, LLC** – has filed special exception request to Section 310-9(C), Convenience Store, and a variance request from Section 310-15(B) parking requirements, to reduce the required number of parking spaces from 17 to 8. *The property is located at 1103 Mt. Rose Avenue and is in a C (Commercial Zone).*
- Kaitlyn Lewis representing Jay Varahi, the applicant and landowner, provided a summary of the application requests.
- The property is located on the corner of Mt. Rose Avenue and Albemarle Street. The current property is two floors. The first floor is 1,430 square feet and is the intended space for the convenience store. The second floor contains two rental units that the applicant does not intend to use.
- The applicant purchased the building and was approved for a liquor license by the PLCB and Township in May 2025.
- Ms. Lewis provided the definition of a convenience store. They will be selling ready-to-eat and heat-and-serve food.
- The liquor license allows them to sell liquor; however they will only be selling beer and wine. The license is a restaurant license and requires that they have seating for 30 and the ability to sell for on-premises and take-out consumption.
- She attests that the applicant meets all the general standards of the special exception requirements.
- There will be no drive thru windows, no exterior seating, no exterior speakers or microphones, no fuel pumps, and no canopy lighting.
- There is a pedestrian walkway from the parking lot to the front door.
- All signage will comply with the sign ordinance in section 310-13.
- Covered trash receptacles will be provided outside, and outdoor trash storage will be enclosed.
- Parking is addressed in the Variance request.

- A loading zone is not required pursuant to 310-16, as the building is smaller than the square footage requirements.
- The use provides opportunities for foot traffic from the surrounding businesses and residents.
- The Variance request is for the number of parking spaces. Ordinance 310-15.B. requires 1 parking space per 100 square feet plus 1 per employee on the largest shift, requiring 17 parking spaces. This is 14.3 spaces for the square footage and two for the employees. Due to the nature of the use and size of the property, this requirement is impossible to meet as the building exists.
- Most of the permitted uses within the zone would require a parking requirement variance.
- The only uses permitted by ordinance that could meet the parking requirements are a medical or professional office.
- This is the minimum variance relief that will afford relief. The applicant will not use the two rental units upstairs to alleviate some of the parking requirements.
- They expect to serve more customers through alternative transportation via foot or bicycle.
- Mr. DeHaas asked for the hours of operation. Mr. Varahi answered that they would be open 7am to 11pm. He explained that he must meet certain requirements for selling alcohol due to the liquor license. He cannot sell alcohol prior to 11am.
- Mr. DeHaas asked where the proposed enclosure for trash will be located within the small lot. Ms. Lewis explained that they intend to use totes in an enclosure that will be stored between the walkway and parking lot to the rear of the building.
- Ms. Hansen explained that as a restaurant establishment they would be required to have both trash and recycling dumpsters per the Township refuse ordinance. These dumpsters would have to have a 6' enclosure and be on a paved surface and be easily accessible to the trash truck. Ms. Lewis said they could make a modification to the back of the building to remove the stairs to the upstairs rental properties since they will not be using them. Ms. Mitten had concerns about removing the stairs to the upstairs properties due to ingress/egress safety requirements. Mr. Davidson agreed that there still needs to be access to the second-floor units even if you are not going to use them. Ms. Hansen explained that to remove the stairs the applicant would need a building permit and it would be difficult to get approval.
- Mr. DeHaas asked for some clarification about the use of the liquor license and how they will make sure all the requirements are met. Ms. Lewis explained that they are required to have 30 seats, have a kitchen to serve food, and allow for on-premises consumption.
- Ms. Mitten asked how they intend to handle deliveries without a loading zone. Ms. Lewis stated all deliveries are delivered by a smaller box-truck that will be utilizing the parking lot to accept deliveries. They will have trucks back into the parking lot and unload onto the sidewalk. Mr. Sears stated that it would make at least four spaces unusable while a delivery was occurring. They are attempting to keep all deliveries off street. Ms. Lewis said they would coordinate with the customers.
- Ms. Mitten stated that there needs to be more consideration given to the loading/unloading and trash services before moving forward with this plan.
- Mr. Sears was concerned that they are proposing less than 50% of the parking required by the ordinance and wanted to know why they would choose this use for this property. Ms. Lewis explained that the only other uses for this property that could meet the parking requirements would be professional offices. The only other option is to extend the parking lot, cutting into the pervious surface, which would also require a variance. The applicant was hoping to attract more walking-traffic already in the neighborhood, not vehicular traffic. Mr. Sears is concerned that the variance would stick with the property until the use is changed so there would always be parking issues on this property.
- Mr. King had concerns about the limited parking as there is already limited parking in the neighborhood and a lot of traffic from the existing businesses. He does not feel this is a good use of the property. It will provide more headaches to the community than benefits.

- Mr. DeHaas asked about changing some of the grass areas to a parking lot even though it would require a variance for impervious coverage. If they were allowed to pave over the grass, how many spaces could be provided? Mr. Davidson said that would be difficult as they are only permitted one access drive per frontage and they still will not get the amount of parking required, and they are already over the lot coverage limits and would still require a variance. He agreed that the parking is a big issue.
- Ms. Hansen has concerns regarding the drive coming off Mt. Rose Avenue. She feels that PennDOT is going to have a problem with the entrance at Mt. Rose Avenue so close to the intersection and the amount of traffic that would be using that entrance. It would change the entrance from a low-flow entrance to a high-flow entrance. There is also a joint alley that they will not be able to block with delivery trucks and vehicles.
- Ms. Hansen also pointed out that the Zoning Hearing Board will bring up the fact that for a variance, this must be the only way this property could be used. Ms. Lewis stated herself that the property could be used as a professional office with two rentals as it exists. It could be used as is, just not as the proposed use they are requesting.
- Mr. Sears asked for clarification if the special exception could be recommended without the variance. Mr. Davidson stated that there are general standards that must be met to approve the Special Exception, parking being one of them. If they can't meet all the requirements, then the special exception should be denied.
- Ms. Mitten asked if the applicant wanted to withdraw the application or continue to the Zoning Hearing Board. The applicant would like to continue.
- Mr. DeHaas made a motion to not recommend approval of the special exception and the variance. Mr. Sears seconded the motion.
- Public Comment:
  - Anne Gray, 1471 Sleepy Hollow Road – had concerns about the selling of tobacco and similar products and how they would be advertised.
- The vote passed unanimously.

### Subdivision/Land Development Plans:

- **1800 Hollywood Blvd, York Suburban School District** – The plan proposes two building additions and new parking lots.
- Chad Smith of Steckbeck Engineering and Surveying, Inc. represented the school district and introduced the land development plan.
- They are proposing to demolish approximately 25,000 square feet of the existing building containing classrooms, natatorium, and Large Group Instruction (LGI) room that is not ADA compliant. The proposed addition is approximately 38,000 square feet that will contain a new natatorium, an updated LGI, and science classrooms.
- Mr. DeHaas asked for the total square footage of the existing building. Seth Wentz architect from Crabtree, Rohrbaugh, and Associates stated that the existing building is around 200,000 square feet. The LGI is multi-tiered is not ADA compliant. The natatorium is not being demolished. A single-story science wing with around 10 classrooms will be replaced with a two-story science wing, restrooms to support the space, a new multi-purpose room that will replace the LGI room, and the new natatorium will replace a four-lane pool with a six-lane pool with observation on the pool deck for visitors. This entire new wing can be secured properly from the rest of the building to allow separation of the education portion of the building and public areas of the building. There will be parking adjacent to the building to support those functions.
- Mr. DeHaas asked for the total final square footage. Mr. Wentz stated that it is still in design and development but should be around 120,000 square feet. Most of that is the natatorium and the

existing natatorium footprint. The footprint will turn into a proper fitness center to provide a fitness center to the school's population. The addition of square footage is not an increase in population, but a reuse of existing space for a proper size natatorium.

- Mr. Smith explained that the addition required them to reevaluate parking and traffic. There are currently two access points off Southern Road and three access points off Hollywood Drive. Those locations will remain with slight modifications to traffic patterns. Bus traffic around the back will stay the same, entering off Hollywood and exit to Southern. The front of the building will have added parking to bring visitors to the front of the building. These will be along Southern Road and Hollywood Drive. This will also provide a better route for student drop-off and pick-up separate from bus traffic. They are proposing an extra 700 linear feet of stacking ability using the far entrance point on Hollywood Drive and can stack them all the way back to the exit/entrance at Southern Road. The front parking area is for vehicles only, no buses. Bus and truck traffic will remain in the back.
- Another 850 square foot addition is a loading area improvement. Truck traffic will come in off the western entrance at Southern Road and leave the same way. There is no loading dock, but this is where loading/unloading occurs. The dumpsters are there now. The dumpsters will remain in this general area, but this will provide proper dock height so loading and unloading can occur more quickly.
- Sheet 13 of the plan set shows the stormwater. They are proposing two underground storage areas, one in the front, and one in the back. They will drain in two different directions. There is an NPDES permit under review by County Conservation, and the stormwater plan is under review by the Township engineer. The two underground storage tanks will infiltrate stormwater slowly over time and then release under large storms.
- Sheet 23 provides the landscaping plan and complies with all ordinance requirements. They have provided screening, parking lot landscaping, and buffer zones. They now exceed the requirement for native plantings.
- They have addressed all comments from both the Township and York County Planning Commission. They are just waiting for the technical review on the NPDES permit.
- They are requesting three waivers the first is section 275-9B, waiving the preliminary plan process that is redundant. The second is for section 275-29A regarding the right-of-way requirements for Hollywood Drive. Currently Hollywood Drive contains a 60' right-of-way which is more than adequate. They are asking for a waiver for 80' right-of-way required by the ordinance. With the existing conditions, the 80' right-of-way would move the setback line and cause a hardship on the district. This is also at the Township boundary with York Township immediately to the south.
- Mr. DeHaas asked that as the property exists currently with the parking, would it be possible to meet the setback requirements. Mr. Smith stated that if they did not ask for the waiver, it would not cause any setback violations. With the proposed configuration it would create some hardships. Mr. DeHaas pointed out that some of the existing parking appears to be in the 80' right-of-way. Mr. Smith stated that the physical parking space is allowed some encroachment, but the access aisle does not qualify as parking. Mr. Davidson explained that he is not insistent about the 80' right-of-way because the JCC has a 60' right-of-way, so it all matches up on Hollywood Drive. Current conditions show some of the parking is within the building setback. Mr. Smith said they are trying to maximize the size to make sure future improvements and parking are available.
- Mr. Wentz mentioned that parking in front of the school is limited and with safety and security concerns they want to keep any access to the public in the front of the building, not the rear of the building as it currently does.
- The third waiver is to section 275-24D(4) which is the requirement for sewage approvals. The waiver is requested because there is no plans to increase the water or sewer demands. Therefore, they would not need the certification.

- Mr. DeHaas asked what the anticipated student population will be over the next decade. Dr. Krauser, Superintendent of the school, stated that the enrollment projections do not increase. The number of students that are attending the campus all four years is decreasing.
- Mr. Sears asked what would happen if they did not get the waiver for the right-of-way. Mr. Davidson said the plans would stay the way they are. Mr. Smith stated that if the waiver is not granted, they would lose some parking spaces directly at the front of the school.
- Mr. Sears moved to the sewage disposal waiver. He asked if there is any impact from the new restrooms, or showers associated with the natatorium. Mr. Smith said that the women's locker room is large enough to be repurposed into both men's and women's locker rooms. The men's locker room will be turned into classrooms that support the PE program. New restrooms in the addition will be low-flow fixtures. Existing fixtures in the building will be changed to low-flow and will not need to be updated as they already meet ADA requirements. The student body is not increasing, fixtures are being upgraded to low-flow fixtures, and there will be a reduction in the locker rooms, so that should result in a lower flow rate. The new science bathroom will have less sinks, the rooms will only have five sink fixtures instead of fixtures around the entire room. Mr. Sears asked about any changes to the swimming pool that may change showers or bathrooms to accommodate for public access. Mr. Smith stated that the flow rate will be significantly lower than its current configuration. Mr. Sears asked if they have been able to determine if public use will have any effect on the flow. Mr. Smith stated that they are unaware of any public use, but the upgrades make it significantly more efficient than it is currently. Dr. Krauser stated that they anticipate similar use with greater efficiency.
- Mr. Sears has concerns regarding the lack of parking and is concerned that there is not enough parking for the campus uses, not just the building. Mr. Sears wanted to know why there is no additional parking for stadium uses, etc. Ms. Hansen explained that in the review they only review the parking that is required with the new building square footage. All the parking spaces on the property are for the existing building and would not change. There is no additional parking required for recreation use. Also, the uses do not always overlap. The demand times will be different, a football game will be in the evening, and the student learning occurs during the day. The parking requirements have been met and they are over their required parking requirements. Mr. Sears feels the parking is inadequate. Mr. Smith reiterated that this is why they are requesting the waiver for the set back. They are attempting to maximize parking and have room for any future parking requirements that they may have.
- Mr. King asked about the age of the building that will be demolished. Mr. Wentz said it may have been built in the 1960's or 1970's. Mr. King asked if there are concerns about hazardous materials in the building. Mr. Wentz stated that their error report on the building shows very low hazardous materials. Anything found will be safely remediated being sure to not to endanger the students or the public. Mr. King asked what time of year the demolition will take place. Mr. Wentz stated this will happen in phases. The first phase will be to expand the parking lot and provide some modular trailers to the students in between the education center in the back of the high school building. The final phases will be the demolition of the existing science wing and then construction of the new building. As far as the time of year, it is difficult to determine depending upon approvals and permitting, but they would like to coordinate it with the start and end of the school year, about mid-year.
- Mr. King had questions about how the stormwater tanks would discharge in a large storm event and how that would affect Poorhouse Run and then the Codorus. Mr. Smith explained that they will hold water to infiltrate and slow release. If they reach capacity, then they overflow and still hold water to slowly infiltrate.
- Mr. DeHaas asked if there were any comments from the fire department. Ms. Hasen stated there were no comments.
- Mr. DeHaas asked why there is a requirement for a preliminary plan. Mr. Davidson explained that it is a requirement designed for subdivision plans that are built in phases.
- Mr. DeHaas asked if there were any deed restrictions, which Mr. Smith stated there are not.

- Mr. DeHaas asked about the current lot coverage. Mr. Smith stated they are allowed 45% but currently are proposing 42.18%
- Mr. DeHaas stated that he read they are eliminating 10 parking spaces. He wanted to know how many parking spaces are over the requirement. Mr. Smith said there are 84 spaces over the requirement. Mr. DeHaas feels that parking is still inadequate.
- Mr. DeHaas asked if there is going to be any changes to the entrances coming off Hollywood Drive as they do not line up with the streets across the road. Mr. Smith said they cannot line up with the church as there is already a street lined up with that drive. Mr. DeHaas is concerned about the near accidents that happen in that area in the morning. Ms. Hansen explained that Hollywood Drive is a PennDOT road and they would have to make applications to PennDOT and do a traffic study to change that. Mr. Smith said the entry is in an ideal spot and would eliminate parking spaces if they moved the drive. Mr. Davidson asked if that drive was removed, would it change things. Mr. Smith stated that intersection is used as part of the bus drop off travel pattern.
- Mr. Davidson reminded the applicants that they may need an HOP for utility work and that should be a condition. Mr. Smith is still investigating what they will need.
- Mr. DeHaas made a motion to recommend approval to the Board of Commissioners with the following waivers:
  1. A waiver for preliminary plan approval (§275-9B, SALDO).
  2. A waiver for the required right-of-way for an Arterial Street. They are requesting 40' from the centerline of the road. (§275-29A, SALDO).
  3. A waiver for the requirement for approval of DEP certification that the method of sewage disposal, water supply and sedimentation and erosion control (§275-24D(4), SALDO).
- The motion was seconded by Mr. Sears.
- No public comment.
- All in favor, motion passed.
- Mr. DeHaas made a motion to recommend approval to the Board of Commissioners with the following conditions:
  1. Remove the word "test" from the front page above York County Pennsylvania.
  2. A Development Agreement, prepared by the Township's solicitor, shall be executed, and recorded by the Township prior to the release of the Plan for recording.
  3. Security for proposed improvements (sewers, landscaping, stormwater, streets, lighting, erosion control) must be posted before final plan approval (§275-24.D.5, SALDO).
  4. Engineer's stamp and signature required (§275-24D(5), SALDO).
  5. Owner's notarized signature (§275-24.C(22), SALDO)
  6. Approved NPDES Permit with E & S Plan is required (§275-23, SALDO).
  7. Stormwater management approval (§276 Stormwater Management).
  8. Provide a copy of the HOP for any work within the PennDOT right-of-way if necessary.
- The motion was seconded by Mr. Sears.
- Public comment
  1. Kathy Shaffer, 171 Edgewood Dr – Appreciated the integrity of the process at the meeting.
  2. Anne Gray, 1471 Sleepyhollow Rd – Had questions regarding ADA accessibility in the building, ADA accessibility from the parking lot to the front office, and how deliveries would get from the loading dock to the second floor. Mr. Wentz explained that an elevator will be installed in the lobby that will go from the basement to the second floor. The science wing elevator will remain. Ms. Gray also had concerns about a pedestrian crosswalk and sidewalks. Mr. Smith explained that she would have to go through PennDOT to get that addressed.

- Mr. DeHaas pointed out that there is a note on the plan that sidewalks are to be installed within six months of the Township notifying them that they must be installed.
- All in favor of the motion, motion passed.

**OTHER BUSINESS: None**

Mr. DeHaas made a motion to adjourn, seconded by Mr. King. Meeting adjourned at 8:03 pm.

Approved