

**MINUTES OF
SPRING GARDEN TOWNSHIP ZONING HEARING BOARD
July 15, 2025**

CALL TO ORDER: The monthly meeting of the Spring Garden Township Zoning Hearing Board was held on Wednesday, July 15, 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	Devon Myers, Solicitor Dawn Hansen, Zoning Officer Key Reporters
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APPROVAL OF MINUTES: The minutes of the May 21, 2025, meeting were approved with the change in spelling of Jonathan Pinkerton's first name. Motioned by Mr. George, seconded by Mr. Pinkerton. All in favor, motion carried.

ZONING APPLICATIONS:

- **Zoning Application 2025-05 – 177 Harrison St., Ryan Hash** – has filed a Special Exception request for §310-35C for the replacement of an existing non-conforming use with another non-conforming use. They would like to improve the property with a mini storage facility which is also a non-conforming use in the R-2 zoning district. *The property is located at 177 Harrison St. and is zoned R-2 (Residential-Urban Zone).* **The Special Exception was approved with the following conditions:**
 1. A fence must be installed around the property with the back of the building closest to Harrison Street being used as part of the fencing
 2. Hours may be no later than 7am or later than 9 pm.
 3. Must provide enough parking for staff and (2) renters with no cue on Harrison Street.
 4. Provide a landscape buffer in accordance with the Zoning and Subdivision Land Development Ordinances.
 5. No businesses may be operated out of the units.
 6. Replace the sidewalks as directed by the Township.
- **Zoning Application 2025-06 – 325 S Belmont St., BHI Properties LLC** - has filed a Special Exception request for §310-8.C(5) and §310-59 for a Hotel/Motel. *The property is located at 325 S. Belmont St. and is zoned A-O (Apartment-Office Zone).* **The Special Exception was approved with the following conditions:**
 1. All property maintenance issues must be resolved prior to a building permit being issued.
 2. They must hire a third-party security firm to provide 24-hour security for the building.
 3. The hotel must be flagged by a National Brand, nothing generic.
 4. They must complete the parking lot improvements required by the original land development plan.
- **Zoning Application 2025-07 – Parcel # 48000340083, Spring Garden Township** – has filed a Special Exception request for §310-17(B) to allow two driveways. *This property is located on Indian Rock Dam Road across from York Country Day School and is zoned C (Commercial Zone).* **The Special Exception was approved.**

OTHER BUSINESS: None

ADJOURNMENT: The meeting was adjourned at 10:00 p.m.

Submitted by,
Dawn Hansen, Zoning Officer

APPROVED