

**MINUTES OF
SPRING GARDEN TOWNSHIP ZONING HEARING BOARD
July 16, 2024**

CALL TO ORDER: The monthly meeting of the Spring Garden Township Zoning Hearing Board was held on Tuesday, July 16, 2024, in the Township Municipal Building, 340 Tri Hill Road, York PA. Michael Barton called the meeting to order at 6:00 p.m.

Present:	Michelle Poole	Timothy Shultis, Solicitor
	Michael Barton	Dawn Hansen, Zoning Officer
	Joshua George	Jonathan Pinkerton
	Key Reporters	

APPROVAL OF MINUTES: The minutes of the March 20, 2024, meeting were approved. Motioned by Mr. Barton, Seconded by Mr. George. Motion carried.

ZONING APPLICATIONS:

- **2024-03 – 1128 Mt. Rose Ave., Beatty Property Group** filed a Variance to Section 310-5.E. for more than one principal use at this property. This property is located at 1128 Mt. Rose Avenue, York, PA and is zoned C (Commercial).**The variance was granted with the following conditions:**
 1. The permitted second principal use is limited to that which was requested in the application, namely a vehicle service or repair establishment.
 2. The Applicant must comply with all building codes.
 3. The Applicant must comply with all fire codes and life safety regulations.
 4. The Applicant must provide at least five (5) parking spaces for the second principal use and must establish the right to same through a written lease agreement.
 5. There shall be no outside storage of materials and equipment at any time and no outside storage of non-operational vehicles in excess of thirty (30) days.
 6. The Applicant must install a proper sink within the garage.
 7. The Applicant must establish, through a written lease agreement, that the proposed tenant of the vehicle service or repair establishment has use of the rest facilities located in the self-service laundry facility.

OTHER BUSINESS: None

ADJOURNMENT: The meeting was adjourned at 6:44 p.m.

Submitted by,
Dawn Hansen, Zoning Officer