

MINUTES OF
SPRING GARDEN TOWNSHIP PLANNING COMMISSION
July 2, 2024

CALL TO ORDER: The monthly meeting of the Spring Garden Township Planning Commission was held on July 2, 2024, 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	Dave Davidson, C.S. Davidson, Inc.
	Amy Mitten	Dawn Hansen, Zoning Officer
	John DeHass	Scott Stevens
	Joel Sears	

PUBLIC COMMENT PERIOD: None

APPROVAL OF MINUTES: The Zoning Officer pointed out some revisions Mr. Sears had found and were changed. Ms. Mitten made a motion to approve the minutes of the June 4, 2023, meeting with the correction Mr. Sears pointed out. Seconded by Mr. Sears. Vote of 4-0 with Mr. Stevens abstaining as he was not in attendance. 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).*
 - Josiah Beatty presented the application. The existing garage was part of the previous dry-cleaning business and is unusable in his laundromat business. He would like to rent it out as a 1-car garage.
 - There are five parking spaces available in the rear lot as required by ordinance.
 - Mr. DeHaas had concerns that this would not be adequate parking for a garage repair facility.
 - The garage will not have access to the laundromat parking lot. The tenant will only be allowed access to the five spaces in the parking lot, this is in the lease agreement, and Mr. Beatty will monitor it himself.
 - Ms. Mitten had concerns about parking lot lighting.
 - Mr. Beatty has lighting on the building and the entire area is very well lit.
 - Mr. Stevens asked for clarification about the storage of vehicles and parts outside of the garage.
 - Mr. Beatty said nothing would be stored outside of the garage.
 - Mr. Beatty said there will be no alterations to the garage space.
 - The Zoning Officer clarified that they meet all the ordinances and that this is a use by right for the property.
 - Mr. Davidson asked about water and sewer in the garage. There will not be any sewer in the garage.
 - The Zoning Officer will not be charging for sewer since there is none in the garage. The tenant will use the bathroom facilities in the laundromat.
 - No signs will be added to the front of the building, just one to the rear façade of the garage.
 - Mr. Davidson suggested that the Board review the six requirements for a variance.
 - Mr. Sandmeyer feels they have met all the requirements.
 - Motion by Mr. DeHaas to recommend approval of the Variance as the six requirements for a variance have been met. Seconded by Joel Sears. All in favor, motion passed.

- **SUBDIVISION/LAND DEVELOPMENT PLANS:**

- **None**

- **OTHER BUSINESS:**

- **None**

With no further business to address, motion to adjourn by Ms. Mitten, seconded by Mr. DeHaas. All in favor. The meeting adjourned at 6:17 pm.

Respectfully submitted,
Dawn Hansen, Zoning Officer

APPROVED