

YORK TOWNSHIP PLANNING COMMISSION

MINUTES

MEETING HELD:

Tuesday, August 21, 2001

TIME: 7:00 p.m.

at

**York Township Municipal Building
25 Oak Street
York, PA**

MEMBERS OF PLANNING COMMISSION:

**Theresa Craley, Chairman
Nathaniel Burt, Vice-Chairman
Denise Roe, Member
William Thompson, Member
James Norton, Member**

**Dennis Henry, P.E., RLA, Township Engineer
Elizabeth Heathcote, Zoning Officer
Lynette Larson, Zoning Assistant**

REPORTED BY:

**Brad Weirich
Court Reporter**

YORK TOWNSHIP PLANNING COMMISSION

Tuesday, August 21, 2001

7:00 p.m.

The regularly scheduled meeting of the York Township Planning Commission was called to order at 7:03 p.m. by Chairman Theresa Craley.

Those in attendance were:

**Theresa Craley, Chairman
Nathaniel Burt, Vice-Chairman
William Thompson, Member
James Norton, Member**

**Dennis Henry, P.E., Township Engineer
Elizabeth Heathcote, Zoning Officer
Lynette Larson, Zoning Assistant**

MINUTES

A motion was made to approve as presented the minutes of June 19, 2001.

**MOTION MADE BY: Nathaniel Burt
SECONDED BY: James Norton
MOTION WAS PASSED with abstention by Mr. Thompson.**

The minutes of Tuesday, July 17, 2001 were held till the September meeting.

REZONING APPLICATION: Cape Horn Road/Peoples Bank

Present: John Herrold, Esquire

In regards to Application for rezoning of three areas of Cape Horn Road from RM-5 to shopping commercial, YCPC number 01-55, I move that this be approved.

**MOTION MADE BY: James Norton
SECONDED BY: Nathaniel Burt
MOTION PASSED UNANIMOUSLY**

SUBDIVISIONS AND LAND DEVELOPMENTS

P01-7-1: Seven-lot subdivision of property belonging to Wilfred and Marian Markey, Jr., located along South Pleasant Ave., Blymire Road and New School Lane, in F-O and RM-5 Zones.

P01-7-2: Two-lot subdivision of property belonging to Wilfred and Marian Markey, Jr., located along Blymire Road in an FO Zone.

Present: Laymon Mortorff, Brown Assoc.

{After review and discussion, both plans were tabled until September.}

P01-7-3: Two-lot subdivision of property belonging to Gene & Eva Waltemyer located off South Park Street in an F-O Zone.

TABLED.

SKETCH PLAN: Heather Glen, Yoe Drive.

**Present: Rick Castranio, Dalwood Eng.
Frank Lentz, Dalwood Eng.
Michael Pellegrino, 90 Yoe Drive
Paul Winter**

[Plan was reviewed.]

ECIAL EXCEPTIONS/VARIANCES

Appl. 2001-45: Marlin Brenneman requests a Special Exception to expand a nonconforming structure on property located at 14 East Church St. In an RH-9 Zone.

**Present: Marlin Brenneman
Ruth Brenneman
Regarding Application 2001-45, Marlin Brenneman's request for a Special Exception to
Expand a nonconforming structure on property**

located at 14 East Church Street in an RH-9 Zone, I would make a motion that this Special Exception be approved.

**MOTION MADE BY: Nathaniel Burt
SECONDED BY: James Norton
MOTION PASSED UNANIMOUSLY**

SECOND MOTION:

Regarding Variance Application Number 2001-45, Marlin Brenneman requesting a Variance to expand a nonconforming property on 14 East Church Street in an RH-9 Zone, I would make a motion that this Variance be approved as it is dimensionally de minimis.

**MOTION MADE BY: Nathaniel Burt
SECONDED BY: James Norton
MOTION PASSED UNANIMOUSLY**

Appl. 2001-46: Mark Curry requests a Special Exception for an accessory structure that is larger than the Ordinance allows on property located at 845 Oakwood Drive in an RL-3 Zone.

Present: Mark Curry

I would move that the Zoning Board give favorable consideration to this application of Mr. Curry.

**MOTION MADE BY: William Thompson
SECONDED BY: James Norton
MOTION PASSED UNANIMOUSLY**

Appl. 2001-47: Chris and Kathy Troxel's request a Special Exception to expand a nonconforming structure on property located at 625 South Pleasant Avenue in an RM-5 Zone.

**Present: Laymon Mortorff, Brown Assoc.
Kathy Troxel**

Regarding Application 2001-47, Chris and Kathy Troxel request for a Special Exception to expand a nonconforming structure on property located at 625 South Pleasant Avenue in an RM-5 Zone, I would make the motion that this request meet with favorable approval.

**MOTION MADE BY: Nathaniel Burt
SECONDED BY: William Thompson
MOTION PASSED UNANIMOUSLY**

Appl. 2001-48: Larry and Carolyne Hack request a Variance to extend a patio into the rear setback on property located at 2406 Carilyn Drive in an RL-3 Zone.

**Present: Larry Hack
Carolyne Hack**

In regards to case 2001-48, Larry and Carolyne Hack's request to expand a patio at the back of their house into the rear setback, I move that this request for a Variance be denied.

**MOTION MADE BY: James Norton
SECONDED BY: Nathaniel Burt
MOTION PASSED - 3 to 1, William Thompson voted negatively.**

Appl. 2001-49: Appletree Land Development Company requests a Variance for a front porch to encroach in the front setback on property located at 310 Majestic Circle at an RM-5 Zone.

**Present: Gary French, Appletree
Brian Dicara, McKee & Assoc.
Tom Carolan, owner Appletree Homes
Mike Noll**

Regarding Application 2001-49, Appletree Land Development's request for a Variance for a front porch that encroaches the front setback on property located at 310 Majestic Circle in

an RM-5 Zone, I make a motion that this Variance be denied.

**MOTION MADE BY: Nathaniel Burt
SECONDED BY: James Norton
MOTION PASSED UNANIMOUSLY**

Appl. 2001-50: Mike and Carol Buleza request a Special Exception to expand a nonconforming structure on property located at 163 Kirch Road in an RM-5 Zone.

Present: Doug Fitzpatrick, contractor

In regards to case 01-50, Mike and Carol Buleza's request to build an addition at 163 Kirch Road, they are asking for a Special Exception, and I would like to motion that that be approved.

**MOTION MADE BY: James Norton
SECONDED BY: Nathaniel Burt
MOTION PASSED UNANIMOUSLY**

Appl. 2001-27: Randy and Gail Pechiniski request a Special Exception to construct a dwelling in a steep slope area on property located at 954 Heritage Hills Drive in an RM-5 Zone.

Present: Randy Pechiniski

Regarding Application 2001-27, Randy and Gail Pechinski's request for a Special Exception to construct a dwelling in a steep slope area on property located at 954 Heritage Drive in an RM-5 Zone, I would make a motion that this Special Exception be approved subject to the conditions and recommendations of the Township Engineer in his letter of August 17, 2001.

**MOTION MADE BY: Nathaniel Burt
SECONDED BY: James Norton**

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MOTION PASSED - 3 -1, William Thompson voted negatively.

ADJOURNMENT

The meeting adjourned at 10:06 p.m.