



Planning Commission Meeting Minutes  
August 7<sup>th</sup>, 2024

Chairman Wayne Hoffman called the Planning Commission meeting to order at 7:04 PM on August 7<sup>th</sup>, 2024. Members present: Justin Bigham, Monica Love, alternate, and alternate Stephen Stefanowicz. Other Township Representatives in attendance were John Baranski, Solicitor; John McLucas, Zoning Officer; Terry Myers, Township Engineer with C.S. Davidson; and the Recording Secretary. Eric Harlacher, Mark Miller, and Anthony Pinto were absent with prior notice. There were three members of the public present.

It was noted that Stephen Stefanowicz will be a voting member at tonight's meeting.

**I. Approval of Minutes from the Planning Commission meeting held on July 10<sup>th</sup>, 2024,**

**Motion** by Bigham, seconded by Love to approve the Planning Commission Meeting minutes from the meeting held on July 10<sup>th</sup>, 2024. All members voted aye; motion carried.

**II. Plans**

None

**III. Ordinances**

None

**IV. Zoning Hearing Cases**

- a. ZHB 24-1 – Quick Holdings, LLC – 3500 Bull Road – Commercial District
  - i. Requesting Variance of §27-903 to replace a nonconforming use (single family dwelling) with another nonconforming use (single family dwelling).

Rick Schmelyum, 224 N George Street, owner of Quick Holdings, LLC was present on behalf of this application. They would like to demo the existing structure on the property due to its current condition and build a single-family home in its place. They would like to keep the existing garage in place. They feel that by demoing the current structure and building a new single-family home in its place it would improve the property significantly. They are seeking a variance of §27-903.2, to replace a nonconforming use (single-family dwelling) with another nonconforming use (single-family dwelling). They feel that this property is not a marketable commercial lot. The lot is 150' wide and screening for a commercial property would exist of 20' on each side along with setback requirements along an arterial road, it would not leave enough buildable space to make this lot marketable for commercial use.



Planning Commission Meeting Minutes  
August 7<sup>th</sup>, 2024

It was formally requested that the property owners cut the screening back along the front of the property and the driveway entrance. It is currently a safety issue for anyone entering or exiting the property.

**Motion** by Stefanowicz, second by Bigham, to the Zoning Hearing Board to look favorably upon the request for a variance of §27-903 to replace a nonconforming use (single-family dwelling) with another nonconforming use (single-family dwelling) for ZHB 24-1, Quick Holdings, LLC, located at 3500 Bull Road in the Commercial District. All members voted aye; motion carried.

- b. ZHB 24-2 – David & Lora Hartzell – 6621 Bluebird Lane – Agriculture District
  - i. Requesting Variance of §27-902.3 to extend an existing dimensional nonconformity along the front setback to accommodate a new home addition.

David Hartzell, 6621 Bluebird Lane, Homeowner was present on behalf of this application. They are here tonight requesting a variance to extend an existing dimensional nonconformity along the front setback to accommodate a new home addition. They would like to demo the existing kitchen and replace it with a new kitchen and laundry room addition in the same location. They would be relocating the septic holding tank about 50' toward the rear of the property and the drain field is further away. The new addition would not exceed the current setback of the original house. It is an existing nonconforming structure, de minimis in nature, it would not have a significant impact on the community and the proximity to the road makes this unique. It was noted that Luther Crone went to the Zoning Hearing Board sometime between 1974 and 1978, and he was granted approval for a variance for the existing kitchen addition that stands today. However, the minutes are unable to be recovered at this time from that meeting. It was noted that the road could at some point be widened and would be closer to the house.

**Motion** by Love, second by Stefanowicz to recommend to the Zoning Hearing Board to look favorably upon the request for a variance of §27-902.3 to extend an existing dimensional nonconformity along the front setback to accommodate a new home addition for ZHB 24-2, David & Lora Hartzell, 6621 Bluebird Lane located in the Agriculture District. All members voted aye; motion carried.

## V. Other Business

- a. Members of the Public  
None



Planning Commission Meeting Minutes  
August 7<sup>th</sup>, 2024

b. Review of 74 Corridor – Fox Run Road to Little Conewago Creek

There was a discussion about extending sidewalks or walking/bicycle paths from the south side entrance of Weigelstown Elementary School on Route 74 down to the bridge past Brewvino. The Planning Commission members examined ways to incorporate the interconnection routes along Route 74 for bicycle and pedestrian travel. They noted some key factors that would need to be looked at including the "No Pedestrian" sign at the intersection of Davidsburg Road and Route 74, which is located near a Brookside Park directional sign. Discussions were also held regarding the stream/drainage ditch located at Route 74 & Emig Mill Road that would need some sort of crossing path. It was also noted that Land Development plans should be reviewed for the six-month notes including Weaver Memorial.

**Motion** by Stefanowicz, seconded by Bigham to recommend to the Board of Supervisors to identify a multi-mobile ordinance for interconnection for bicycle and pedestrian travel along the 74 corridor within the growth boundary. All members voted aye; motion carried.

**VI. Correspondence**

None

**VII. Next Meeting**

The next Planning Commission meeting will be held at the Municipal Building at 2480 W. Canal Road on Wednesday, September 4<sup>th</sup>, 2024, at 7:00 PM.

**VIII. Adjournment**

Chairman Hoffman adjourned the meeting at 8:48 PM. **Motion** by Love, seconded by Bigham. All members voted aye; motion carried.

*Respectfully Submitted by,*

Tina Wagner  
Recording Secretary