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533-3831

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367-3722

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**CONEWAGO TOWNSHIP  
BOARD OF SUPERVISORS**

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**Dolores Kuntz**  
Treasurer/  
Assistant Secretary

**August 28, 2008**

**ZONING HEARING BOARD MEETING**

The Conewago Township Zoning Hearing Board held a meeting, Thursday, August 28, 2008 for the purpose of a hearing for application for **Kenton Kreider, Docket 2008-4**, of 5668 Elizabethtown Road, Hershey, PA, requesting a variance from Section 507 of the Conewago Township Zoning Ordinance regarding the required side yard setbacks in the "R-C" Residential Country District, so that a single family dwelling may be constructed on the subject property. The subject property is located at 4246 Roundtop Road, Elizabethtown, PA. The tax parcel number is 22-006-039.

The Conewago Township Zoning Hearing Board held a meeting, Thursday, August 28, 2008 for the purpose of a hearing for application for **Jason Espenshade, Docket 2008-5**, 1962 Hershey Road, Elizabethtown, PA, requesting a variance from Section 407 of the Conewago Township Zoning Ordinance regarding the required side yard setbacks in the "A" Agricultural District, so that a building may be constructed on the subject property. The subject property is located at 1982 Hershey Road, Elizabethtown, PA. The tax parcel number is 22-13-21.

The meeting was called to order by Chairman Eisenhour at 7:30 PM. Those present were:

Curtis Eisenhour  
Steve Stine  
Max Shradley  
Paula Schramm  
Clair Kreider

Donna Spittle  
Sharon Dougherty  
Jason Espenshade  
Tom Schramm  
Edythe Kreider

Rosalie Sarfert  
Shirley Meyers  
Ira Espenshade  
Kenton Kreider

**MINUTES OF APRIL 24, 2008** – A motion by Sarfert second by Spittle to approve the minutes of April 24, 2008. Motion carried.

**KENTON KREIDER, DOCKET 2008-4, ZONING VARIANCE** - The purpose of the meeting is to hear a variance request for **Kenton Kreider, Docket 2008-4**, 4246 Roundtop Road, Elizabethtown, PA, from Section 507 regarding the required side yard setbacks in the "R-C" Residential Country District. Solicitor Stine noted that the meeting was properly advertised in The Sun, the property was posted 8-12-08, appropriate notices sent to neighbors within 300 Ft., and appropriate fees were paid. Solicitor Stine said there are a number of people who will be providing testimony this evening, so we will swear everybody in at the same time.

**Kenton Kreider** – Mr. Kreider stated there is a small house, a block dog kennel, and a garage on the lot. He would like to put a manufactured double wide home on the lot. After he demolishes the small house, and one wall of the garage which he would turn into a shed.

The plot plan shows a 28' x 76' manufactured home, which encroaches on the setbacks in this district which is 20 Ft. Due to the shape of the lot he is short 5 Ft. on both side yards, so he is asking for 15 Ft. on both sides. The foundation is a poured concrete pad which will be tied down, and is a definite improvement to this lot.

Mr. Kreider talked to 6 families, but has more names pertaining to the size and neighbors are delighted to see improvements will be done and they support what he wants to do with the property. Those residents are Gary Long, Clair & Edythe Kreider, Thomas & Paula Schramm, George Bell, Carolyn & Lawrence Bricker, Douglas & Natalie Brandt, and Shirley Snyder.

Solicitor Stine asked how the lot got the shape, and Kenton said actually the 3 lots that were subdivided by the Ensminger's; and they complied with the laws at that time.

**Clair Kreider** – Mr. Kreider stated Kenton is his son, and you couldn't see the house because of weeds, it was a wreck inside, and this will definitely be an improvement.

**Thomas Schramm** – Mr. Schramm stated that his family lives there 6 years, the property is fully overgrown, a fire hazard, they were worried about rodents etc. They know what the property and house was like because the former resident was in the hospital, and they needed to get her items from the house, which was a wreck inside and out.

A motion by Spittle second by Sarfert to grant the variance to Kenton Kreider as presented. Motion carried.

Solicitor Stine stated they would receive a written decision in the mail in a few weeks. There is an appeal period of 30 days. The township usually requires the applicant should wait the 30 days in case there is an appeal.

**JASON ESPENSHADE, DOCKET 2008-5 ZONING VARIANCE** - The purpose of a hearing for application for **Jason Espenshade, Docket 2008-5**, 1962 Hershey Road, Elizabethtown, PA, requesting a variance from Section 407 of the Conewago Township Zoning Ordinance regarding the required side yard setbacks in the "A" Agricultural District, so that a building may be constructed on the subject property. Solicitor Stine noted the meeting was properly advertised in The Sun, the property was posted 8-12-08, appropriate notices sent to neighbors within 300 Ft., and appropriate fees were paid.

They are proposing to tear down 2 small sheds and erect a larger building. They are only 6' from the side property line, and will use the new building for storage of farm equipment. The Planning Commission is not making a recommendation due to not having enough information.

Jason stated this property was purchased 5 years ago (formerly the Redcay property), and his father demolished the original house. They maintained the 3 buildings on the property, 2 sheds and a chicken house. The new building will have a gambler roof style traditional barn with a second floor, which he wants the new building to have the appearance it has been there for 100 years. There will be 2-garage doors, entry way on the front of the building, in the back of the building there will be an attached silo structure, which is a staircase to the second floor. The proposed building is 1980 Sq. Ft., and he will probably need to do a Waiver of Land Development or a Land Development Plan, and also take care of storm water issues.

**Max Shradley, Engineer** – Shradley stated the side yard setback in the Ag. District is 30 ft., and the proposed side yards your asking for is 36 ft. which is a total of 72 ft. in width. This encroaches on the south side yard setback. You need a waiver of 6ft. on the north side yard setbacks, and don't have enough for the south side yard setback. Ira Espensahde said the the property is 65 to 68 ft. wide, the current buildings are 15 to 20 wide, and the separation between the proposed building is 3 ft.

Solicitor Stine asked how far do you intrude on the property. Ira. Espenshade said it is 64 to 65 feet wide, and the two sheds are on the property line with the chicken house. The side setbacks on this district is 30 Ft. Solicitor Stine said he needs a variance for the side yards, but doesn't need a variance for the front and back,

**Solicitor Stine closed the regular hearing at 8:00 PM to go in an Executive Session to deliberate over the variance request for Jason Espenshade. The Executive Session reconvened at 8:25 PM.**

Zoning Hearing Board Meeting, Continued  
August 28, 2008

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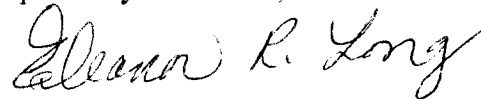
**JASON ESPENSHADE, ZONING VARIANCE, Continued -**

A motion by Eisenhour second by Sarfert to grant the variance to Jason Espenshade with the condition he keeps 6 ft. on the north setback and no less than 23 Ft. on the south setback. Motion Carried.

Solicitor Stine stated they would receive a written decision in the mail in a few weeks. There is an appeal period of 30 days. The township usually requires the applicant should wait the 30 days in case there is an appeal

A motion by Spittle second by Sarfert to adjourn at 8:35 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Eleanor R. Long".

Eleanor Long, Secretary