

YORK TOWNSHIP ZONING COMMISSION

August 5, 2021

The York Township Zoning Commission held their monthly meeting in the York Town Hall/Fire Station Complex on August 5, 2021 at 7:00 pm.

Guy Roach called the meeting to order at 7:05 pm.

The Pledge of allegiance was said.

Zoning Commission members Present:

David Hull, Eric Matyac, Guy Roach, Jonathan Steingass, and Lowell Wolff were present.

Guests Present:

Dorothy Crouch-Zoning Inspector

Minutes:

The Board Members reviewed the proposed minutes from July 1, 2021 meeting. Lowell Wolff made a motion to approve the amended minutes. David Hull seconded the motion. Roll vote: David Hull-aye; Eric Matyac-abstain; Guy Roach-aye; Jonathan Steingass-abstain; and Lowell Wolff-aye. Minutes approved.

Correspondence:

None

Old Business:

Guy Roach and David Hull briefly reviewed the last meeting of the York Township Five (5) Year Planning Committee.

The Board Members reviewed the copy of proposed amendments to the York Township Zoning Resolution that George Smerigan sent to the Board Members.

SECTION 206.02 ACCESSORY BUILDINGS IN RESIDENTIAL DISTRICTS READS AS FOLLOWS:

206.02 Accessory Buildings in Residential Districts

Accessory buildings shall not be located closer than fifteen (15) feet from the principal building and shall comply with all of the required building setback of the district in which it is located.

AMEND SECTION 206.02 ACCESSORY BUILDINGS IN RESIDENTIAL DISTRICTS TO READ AS FOLLOWS:

206.02 Accessory Buildings *and Swimming Pools* in Residential Districts

Accessory buildings *and swimming pools* shall not be located closer than fifteen (15) feet from the principal building and shall comply with all of the required building setback of the district in which it is located.

SECTION 301.04 MINIMUM LOT WIDTH AT BULDING LINE AND SECTION 301.05 MINIMUM LOT FRONTAGE AT STREET IN THE R-1 LOW DENSITY RESIDENTIAL DISTRICT READS AS FOLLOWS:

301.04 Minimum Lot Width At Building Line

A. Minimum lot width at the building line for single family dwelling shall be two hundred (200) feet.

B. The minimum lot width at the building line for a two family dwelling shall be two hundred fifty (250) feet

301.05 Minimum Lot Frontage at Street

A. The minimum lot frontage at the street line or a single family dwelling shall be two hundred (200) feet except on cul-de-sac turn arounds where the minimum frontage shall be seventy-five (75) feet

B. The minimum lot frontage at the street line for a two family dwelling shall be two hundred fifty (250) feet except on cul-de-sac turn arounds where the minimum frontage shall be one hundred (100) feet.

AMEND SECTION 301.04 MINIMUM LOT WIDTH AT BULDING LINE AND SECTION 301.05 MINIMUM LOT FRONTAGE AT STREET IN THE R-1 LOW DENSITY RESIDENTIAL DISTRICT TO READ AS FOLLOWS:

301.04 Minimum Lot Width At Building Line

A. Minimum lot width at the building line for single family dwelling shall be *two hundred fifty (250)* feet.

B. The minimum lot width at the building line for a two family dwelling shall be *three hundred (300)* feet

301.05 Minimum Lot Frontage at Street

A. The minimum lot frontage at the street line or a single family dwelling shall be *two hundred fifty (250)* feet except on cul-de-sac turn arounds where the minimum frontage shall be seventy-five (75) feet

B. The minimum lot frontage at the street line for a two family dwelling shall be *three hundred (300)* feet except on cul-de-sac turn arounds where the minimum frontage shall be one hundred (100) feet.

SECTION 306.04 PERMITTED DENSITY/RESTRICTED OPEN SPACE IN THE CONSERVATION DEVELOPMENT OVERLAY DISTRICT READS AS FOLLOWS:

306.04 Permitted Density/Restricted Open Space

A. The minimum restricted open space shall be forty percent (40%) of the total project area.

B. The maximum density in a conservation development shall not exceed one (1) dwelling unit per 2.1 acres of the total project area.

AMEND SECTION 306.04 PERMITTED DENSITY/RESTRICTED OPEN SPACE IN THE CONSERVATION DEVELOPMENT OVERLAY DISTRICT TO READ AS FOLLOWS:

306.04 Permitted Density/Restricted Open Space

A. The minimum restricted open space shall be forty percent (40%) of the total project area.

B. The maximum density in a conservation development shall not exceed one (1) dwelling unit per *three (3)* acres of the total project area.

SECTION 604 NONCONFORMING LOT READS AS FOLLOWS:

When a nonconforming lot can be used in conformity with all applicable provisions of this Resolution, except that the area of the lot is nonconforming, then the lot may be used as if its area were conforming. When conforming use a nonconforming lot cannot reasonably be established due to the setback requirements of the district in which it is located, the Board of Zoning Appeals may grant variances to setback requirements as necessary to establish a permitted use of the district, provided that there is no contiguous land in common ownership with the subject lot which could be used to reduce or eliminate the nonconformity and the variance meets all other variance standards of this Resolution.

AMEND SECTION 604 NONCONFORMING LOT TO READ AS FOLLOWS:

A. When a nonconforming lot can be used in conformity with all applicable provisions of this Resolution, except that the area of the lot is nonconforming, then the lot may be used as if its area were conforming. When conforming use a nonconforming lot cannot reasonably be established due to the setback requirements of the district in which it is located, the Board of Zoning Appeals may grant variances to setback requirements as necessary to establish a permitted use of the district, provided that there is no contiguous land in common ownership with the subject lot which could be used to reduce or eliminate the nonconformity and the variance meets all other variance standards of this Resolution.

B. When a lot of record in the R-1 Low Density Residential District, which was created and recorded prior to July 1, 2021, is nonconforming solely because of its width and/or frontage, such lot shall be considered conforming and buildable for the purposes

of this Resolution and may be developed in compliance with all of the required setbacks for lots in the R-1 Low Density Residential District.

David Hull then made a motion to approve the proposed amendment to York Township Zoning Resolution Section 206.02 Accessory Buildings in Residential Districts. Eric Matyac seconded the motion. All members voted aye in a voice vote. Motion approved.

Lowell Wolff made a motion to approve the proposed amendments to the York Township Zoning Resolution Section 301.04 Minimum Lot Width at Building Line; Section 301.05 Minimum Lot Frontage at Street; and Section 306.04 Permitted Density/Restricted Open Space. Eric Matyac seconded the motion. All members voted aye in a voice vote. Motion approved.

David Hull made a motion to approve the proposed amendments to the York Township Zoning Resolution Section 604 Nonconforming Lot. Jonathan Steingass seconded the motion. All members voted aye in a voice vote. Motion approved.

Lowell Wolff made a motion to hold a public hearing on September 2, 2021 at 7:00 pm to make the purposed following additions/changes to the York Township Zoning Resolution.

1. Section 206.02 Accessory Buildings in Residential Districts
2. Section 301.04 Minimum Lot Width at Building Line
3. Section 301.05 Minimum Lot Frontage at Street
4. Section 306.04 Permitted Density/Restricted Open Space
5. Section 604 Nonconforming Lot

Eric Matyac seconded the motion.

Guy Roach asked if there was any other discussion. There was no other discussion.

All members voted aye in a voice vote. Motion approved.

The Board Members mentioned that George Smerigan is also scheduled to be at the September 2, 2021 meeting.

New Business:

There was no New Business.

Adjourn:

Eric Matyac made a motion to adjourn the meeting at 7:35pm. Lowell Wolff seconded the motion. All members voted aye in a voice vote. Motion approved.

Guy Roach, Chairperson

Mary Lenarth, Secretary