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533-3831

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3673667

Galen Shelly  
Road Master  
367-3722

**CONEWAGO TOWNSHIP  
BOARD OF SUPERVISORS**

3279 Old Hershey Road  
Elizabethtown, PA 17022  
Tel. No. (717) 534-8556  
Fax (717) 533-6643

**Shirley Bretz**  
**Twp.Secretary/**  
**Asst.Treasurer**

**Dolores Kuntz**  
**Assistant Secretary/**  
**Treasurer**

**April 6, 2006**

**ZONING HEARING BOARD MEETING**

The Conewago Township Zoning Hearing Board held their meeting, Thursday, April 6, 2006 for the purpose of a hearing for **Ronald S. Short and John L. Enterline, Docket No. 2006-1** – requesting a variance from Section 602 of Conewago Township Zoning Ordinance regarding the permitted use in the R-S Residential Suburban Zoning District. The applicants desire to convert an existing residential dwelling into a bed and breakfast, and the applicants also desire to conduct horticultural lectures on the premises. The subject property is located at 2603 Old Hershey Road, Elizabethtown, PA. The tax parcel number is 22-010-009. Any other business, which may come before the Zoning Hearing Board.

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

Those present at the meeting were:

Curtis Eisenhour	Eleanor Long	Rosalie Sarfert
Donna Spittle	Shirley Bretz	Steve Stine
Sharon Dougherty	Loretta Ritchie	Carroll Ritchie, Jr.
Doug Berlin	Julie Cramer	Max Shradley
John L. Enterline	Ronald S. Short	Jay Book

A motion by Sarfert second by Spittle to approve the minutes of January 5, 2006.as submitted.  
Motion carried.

Solicitor Stine noted that the meeting was properly advertised in The Sun, on March 29, 2006 and April 5, 2006, property was posted March 30, 2006, appropriate notices sent to neighbors within 300 ft., and appropriate fees paid.

**DOCKET NO. 2006-1, RONALD S. SHORT AND JOHN L. ENTERLINE, VARIANCE APPLICATION – Located at 2603 Old Hershey Road, Elizabethtown, PA Parcel No. 22-010-009 – Zoned Residential Suburban**

– They are asking for a variance for a Bed & Breakfast, a formal garden with garden tours, and horticulture educational facility on a very small scale with 3 to 4 bedrooms. They choose this property for the quaintance and wonderful atmosphere of Deodate Village, and were looking for a property like this for 3 years and loved this property. The purpose is basically for a Bed and Breakfast, they will be retaining their full-time jobs and would basically a weekend business. They plain to restore the property to original 1810-1856 era including the house and other buildings, put in a formal garden, replace major utilities, and do not plan on expanding any building.

Solicitor Stine suggested the applicants explain the packet of documents, **Exhibit I. Page 1**, the sketch of the house is the front and side facing Old Hershey Road. The house was basically constructed in three phases: the front corner is 1810, the rear is 1820, the far right is 1856, and the cottage historically was used for antiques 1850-56. The present use of the property is for a residence. **Page 2**, is the plot Plan of the property which is 1.21 acres showing the cottage, the house, the barn, and proposed parking area on the side of barn which is an existing alley to the rear of the house behind the property. The electric company has an easement, but there are no records available who owns the alley, which they are still working on. The solicitor asked about the proposed parking lot sketch looks like a driveway off of Colebrook Rd. The parking lot would all be new. Short already talked to PENNDOT regarding parking lot and they said as long as the clearance both ways is met (25 vehicles or less per day) it can be a standard driveway. **Page 3 & 4**, the sketches of elevation of house and barn. The barn is in bad shape but the structure is good. They plan to turn the barn into a workshop for potting shed, garden storage, and use it for garden talks and displays. The approximate size of the barn is 30 x 45. **Page 5**, Shows the end of barn facing Colebrook Rd. which they plan to restore to original. **Page 6**, Shows the possibility for parking and they have an option of 6 to 10 parking spaces according to the Zoning Ordinance. The existing spaces are 3-5 spaces. **Page 7**, the following pages show their current residence and garden. He operated a Bed & Breakfast for 7 years, but currently does not own a Bed & Breakfast.

The property has on site septic system, and the well is the original village well (150 ft. deep). The house has five bedrooms currently, but they will be dropping it to four bedrooms and using three for the Bed & Breakfast. It will take time for the B & B to grow so right now they will be keeping their jobs Monday thru Friday, and do the B & B for weekends, Friday, Saturday and Sunday. The Horticulture Garden is a learning opportunity to learn one on one the history of flowers, etc. This will be available to B & B guest and the public, in a small group of 6 to 12. It is important to them to maintain the quiet serene atmosphere of the village and do not plan to have large groups. The property has 2 bathroom and they plan to put 2 more bathroom with a total of 4. There will be no bath in barn or cottage; there is a ½ bath on 1st floor of house which is available. The zoning manual allows parking for 6 to 10 spaces at whatever the Board feels necessary.

**Max Shradley, Assistant Zoning Officer** asked if this will be a non-dwelling unit. It has 2 rooms and their intent is to use it for a display of antiques, lectures on tea, etc. Ownership of the alley is not known, but they are working on trying to see who owns it. A former owner Matincheck said he didn't keep it up, the people using it did, and this is why there is a question of ownership. The barn is 30 x 45 and will be used for storage of garden equipment; workshop and the center will be used for lectures, which will be hands on showing them how to produce a garden. Shradley said he represents the Board of Supervisors and they are not opposing this variance but, if granted that it meets the ordinances. They have some concerns that the septic system is not a large expansion, and it doesn't look that way tonight. . The well will be used for public use and should have appropriate testing to make sure it is alright. The size of the lecture hall concerns are about number in the group lectures for fire and panic, and impact on parking. The access to the property the feeling of the Board of Supervisors is it appropriate to increase the frequency of people coming in and backing out on Rt. 341 concerning site distance. A buffer between parking and adjoining residence or fencing would need to be installed. If lighting is appropriate for residential area, and parking adjacent to alley. If the easement is owned by applicant from their property line setback would have to be 5 ft. The lecture hall will be approximately 15 x 30, and the site distance of the barn is setback 30 ft. which would not interfere with site distance. Solicitor Stine asked Shradley if this variance is granted and all conditions to meet all the provisions of zoning are provided will the Board of Supervisors satisfied.

**Jay Book** – lives directly across from this property on Rt. 341 and he has no problem with what is being presented. If this Board grants this variance, his concerns is that it doesn't become a parking problem. Solicitor Stine said you can only grant the variance for what the applicants requested.

Solicitor Stine said we will close the hearing for a brief executive session at 8:05PM. The Zoning Board returned at 8:30 PM. from Executive Session. Solicitor Stine said are you planning to live at this premise as fulltime residents or weekends only. The applicant said they will be permanent residents and will be selling the property in Coatesville. Solicitor Stine said the Board decided they will come back on May 4, 2006 at 7:30PM. The meeting will be advertised and the Board will render a decision at that meeting. The Board will meet at 7:00 PM before the meeting.

A motion by Long second by Sarfert to adjourn meeting at 8:45 PM.

Respectfully submitted

Eleanor Long  
Secretary