

FINAL

**FRANKLIN TOWNSHIP YORK COUNTY  
ZONING HEARING BOARD  
REGULAR MEETING  
April 18, 2022**

**CALL TO ORDER**

The meeting was called to order at 7:00 p.m.

**ROLL CALL**

**Present:**

**Absent:** No one

Chairman Tara Cornwall, Vice-Chairman Leonard McLaughlin, Board Member Rick Hoffman, Alternate Board Member Carl Oberg, Solicitor Linus Fenicle, Stenographer Roxy Cressler, Secretary Traci Kauffman, Zoning Officer Wayne Smith

**Visitors:** See attached sign-in sheet

**APPROVAL OF MINUTES:**

Approval of the January 10, 2022 Zoning Hearing Boards Reorganization Meeting Minutes

**Motion** was made by ZHB Member Leonard McLaughlin to approve the January 10, 2022 Zoning Hearing Board Reorganization Meeting Minutes.

**Second** by ZHB Member Carl Oberg.

**Discussion:** There was no discussion.

**All in favor. The motion carried.**

**OLD BUSINESS:**

There was no old business at this hearing.

**NEW BUSINESS:**

**Case #ZHB2022-1 Warrington Meats, 156 Old Cabin Hollow Road, Dillsburg, PA, 17019 is requesting a special exception and variance.** The property is located in the Residential Zoning District and is known as Tax Parcel No. 29-NC-14. The Applicant seeks a special exception to add a new addition to the property, said special exception under Article 5, Section 502.B.4 of the Franklin Township Zoning Ordinance. The Applicant also seeks a variance to Section 203.B.2 to allow a commercial livestock operation in the Residential Zoning District.

Sworn in to give testimony for the case was: Secretary Traci Kauffman, Secretary, Franklin Township, Zoning Officer Wayne Smith, Darryl Jones, CEO, Warrington Meats, Chad Rebel of Rebel's Construction.

Chairman Tara Cornwall inquired of Zoning Officer (ZO) Wayne Smith if the adjoining property owners had been notified. Solicitor Linus Fenicle indicated that there is no ordinance stating it is required. It was done prior times as a courtesy. ZO Wayne Smith indicated that the hearing was properly advertised, and the fees have been paid by the applicant. ZO Wayne Smith also indicated that the signage was posted on the property to advertise the hearing.

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Darryl Jones of Warrington Meats indicated that they would like to place an addition on the front for offices, meat packing, and a dry goods area. They process local farm products and are behind in the special meat processing and need more space. It will be 2,280 square feet and will not be any higher than the current building. It will not change or distract from the current neighborhood. It will create a few more jobs for the local community. The expansion will not increase the truck traffic. The addition will be placed on an area that is already blacktopped.. The USDA is behind the expansion of this business. Discussion ensued. Solicitor Linus Fenicle referenced there were already two prior decisions for this facility 2013-1 and 2016-1 related to this property being non-conforming use and an expansion. The plan submitted is the proposed plan to be used. Plan is applicant Exhibit 1 and the application is Exhibit 2. ZO Wayne Smith indicated that the placement of this addition will not change the look of the building, traffic, and will not need storm water management because it is a paved area.

At this time, the ZHB went into Executive Session.

**Motion** was made by Chairman Tara Cornwall to go into Executive Session at 7:21 p.m.

**Second** by ZHB Rick Hoffman.

**Discussion:** There was no discussion.

**All in favor. Motion carried.**

#### **EXECUTIVE SESSION:**

Time back to hearing: 7:28 p.m.

**Motion** was made by ZHB Member Leonard McLaughlin to approve the Special Exception and Variance as plans set forth for Warrington Meats.

**Second** by Chairman Tara Cornwall.

**Discussion:** There was no discussion.

**All in favor. The motion carried.**

#### **ADJOURNMENT**

**Motion** was made by ZHB Member Rick Hoffman to adjourn the meeting at 7:29 p.m.

**Second** by ZHB Member Leonard McLaughlin.

**All in favor. The Motion carried.**

Respectfully submitted,

*Traci Kauffman*

Traci Kauffman

Township Secretary