Dover Township
Zoning Hearing Board Minutes
March 16, 2011

Vice Chairman Steve Barkdoll called the meeting to order at 7:00 p.m. Members present: Donald Bubb, Phillip Brown, and new alternate Neil Hoffstot. Absent: Chairman Jeff Edmonds and Jane Ginter. Also present: Zoning Officer Georgia Sprenkel, Solicitor Michael Craley, Stenographer Tammy Rinehart, Recording Secretary, and three citizens. Corina Mann and Patrick O’Connor have resigned from the Board.

New Alternate member Neil Hoffstot was introduced and will serve as a voting member for tonight’s meeting in the absence of two of the members.

I. **Reorganization**
The reorganization was postponed until there’s a full Board.

II. **Minutes**
**Motion** by Brown, second by Bubb, to approve the minutes of the meeting of August 18, 2011. All members voted aye; motion carried.

II. **Case**
A. ZHB 11-1 – Matthew Leitzel, 2525 Conewago Road; Request for Special Exception for Home Occupation in the Conservation Zone.

Matthew Leitzel was present on this request. The applicant and one audience member (Madelyn Shermeyer) were sworn in. Mr. Leitzel is a York City police officer and a sniper on the QRT team in York. He would like to get his license to be firearms seller/dealer under the name “Tactical Edge Firearms.” His business will be by appointment only; he will not carry a large inventory, if any, and will deal in special orders only. He will also provide transfer services for purchasers and transfer services for guns to be transferred from one person to another. He’d also like to sell to police departments (firearms and ammunition). He’d also do some minor repairs as another aspect of the business. He is looking to do some specialty work in the future. He will be the only employee. He has applied for his federal firearms license and should wrap up the paperwork within a month. There will be no test firing of firearms at this location. He has no plans for any type of sign at this point, as he doesn’t want the business to be identified from the road. Perhaps he might put a small plaque on the house to identify the location as his customers come up the driveway. If he does so, that plaque will comply with all Township regulations. There’s plenty of parking and a turnaround area.

He plans to do some gunsmithing in the future after he gets the appropriate training. Since that business would likely require a larger space within which to operate, Mr. Leitzel would either use the garage or add a detached garage to operate that part of the business. Will he need to return to the Township ZHB when he adds the gunsmithing part? Mr. Craley suggested that when that time comes, Mr. Leitzel should contact the Zoning Officer first to check the procedures. He will have a secure locked area for any firearms on site, and he has installed a security system.
From the audience, Madelyn Shermeyer spoke on her own behalf, not on behalf of the Township Supervisors. She said that she spoke with a Chief of Police who gave Mr. Leitzel a glowing recommendation. If anyone's qualified to do this business, it's Mr. Leitzel. There were no other questions or testimony from the audience.

The Planning Commission unanimously recommended approval of this application.

Hearing closed.

**Ruling:**

Motion by Brown, second by Bubb, to approve the Special Exception request by Matthew Leitzel for Home Occupation in the Conservation Zone as requested. All members voted aye; motion carried.

**III. Other Business**

None at this time.

The meeting adjourned at 7:15 p.m. with no formal motion or second. No one complained.

Respectfully submitted,

Julie B. Maher,
Recording Secretary