



Zoning Hearing Board Meeting Minutes June 18, 2025

Chairman Jane Ginter called the meeting to order at 7:00 PM. Members present: Jonathan Reynolds, James Turnure, and Robert Mann. Also present were Code Enforcement Officer Garry Waltersdorff, Solicitor Mike Craley, Stenographer Emberlin Mair, Recording Secretary Tina Wagner, and approximately five citizens. Absent with prior notice were Zoning Officer John McLucas, Gina Myers, and alternate Richard Pope.

Code Enforcement Officer Garry Waltersdorff filled in for Zoning Officer John McLucas.

I. Approval of Minutes of April 16th, 2025, and May 21st, 2025, Meeting

Motion by Reynolds, seconded by Turnure, to approve the meeting minutes with corrections from April 16th, 2025, and May 21st, 2025, Meeting. All members voted aye; motion carried.

II. Zoning Hearing Cases

a. ZHB 25-4 – 2525 Conewago Road – Agricultural District

- i. Application by Jacqueline Smith, Dover, seeking a Use Variance of §27-603, for the property located at 2525 Conewago Road, Dover, to permit an accessory dwelling unit.**

Jacqueline Smith, property owner at 2525 Conewago Rd, Dover, PA, was present on behalf of this application. She would like to convert an existing detached garage into an accessory dwelling for herself and her husband. Her daughter and two grandchildren live in the main house on the property. The garage is approximately twenty-two feet from the property line, but the entrance is over thirty feet from it. They want to use a holding tank for the septic system for the bathroom in the garage. The holding tank, along with other work for the conversion, was completed by a previous contractor who, without her knowledge, failed to obtain any necessary permits. After numerous issues, she let the contractor go. She then hired a new contractor to complete the work, and after his evaluation, he is attempting to rectify the situation and obtain the necessary permits to do so. To convert the garage, they would like to remove the garage doors, install windows, add a small kitchen, and address the electrical issues. They are aware that the drywall may need to be removed so that the proper inspections can be completed once permits are obtained. The property is approximately 3 acres in size, with the closest neighbor being at least 200 feet away from the garage structure. The property features a single-family



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dwelling that includes a detached garage, which was previously a gun shop. It is not visible from the road or neighboring properties.

Testimony was given stating that the space will be removed or repurposed as bonus space if it is no longer being used for the care of family members. It would not become a rental space.

Chairperson Ginter read the Planning Commission's recommendation: *“Motion by Bigham, seconded by Love, to recommend approval to the Zoning Hearing Board for the ZHB for 25-4, 2525 Conewago Road- Agriculture District, Variance to permit an Accessory Family Dwelling Unit in an Accessory Structure. All members voted aye; motion carried.”*

Motion by Mann, seconded by Turnure, to approve the Use Variance application ZHB 25-4, §27-603, as presented to permit an Accessory Family Dwelling unit at 2525 Conewago Road, located in the Agriculture District.

Motion amended by Reynolds, seconded by Turnure, to include the conditions that all necessary permits are obtained and an inspection of the holding tank is completed.

III. Other Business

No other business

IV. Adjournment

Chairperson Ginter adjourned the meeting at 7:29 p.m. **Motion** by Reynolds, seconded by Turnure. All members voted aye; motion carried.

Respectfully Submitted by,

Tina Wagner

Recording Secretary