

Lower Paxton Township

Zoning Hearing Board

March 24, 2022

Members Present:

David Dowling

Allen Hansen

Jeff Staub

Greg Sirb

Mark Emery

Joe Murphy

Ron Reeder

Also, In Attendance: James Turner, Nick Gehret, Kristi Focht

Docket 1452

Applicant: Chick-fil-A Restaurant

Address: 5200 Buffington Road Atlanta GA 30349

Property Owner: Chick-fil-A Restaurant

Property: 5101 Jonestown Road

Applicant: Variance from maximum impervious coverage regulations, dumpster setback regulations, maximum wall sign area and maximum number of wall signs.

Fees Paid: February 10, 2022

Property Posted: March 14, 2022

Advertised: March 9, 2022 and March 16, 2022

The Hearing Began at 7:00 p.m.

Mr. Dowling swore in applicant Justin Thornton, civil engineer with Chick-fil-A.

Mr. Dowling swore in Nicholas Gehret, Zoning Officer.

Mr. Dowling questioned Mr. Gehret on what Township Ordinances are at issue.

Mr. Gehret answered Section 307A, maximum impervious coverage, Section 203-307.A, no dumpster within any front and rear side Section 203.714 wall signs.

Mr. Prime noted they will be withdrawing both requests with Section 203.714.

Mr. Dowling questioned if the appropriate fees have been paid.

Mr. Gehret answered that the applicant paid the fees on February 10, 2022. Mr. Dowling questioned if the application had been properly advertised and hearing notices posted. Mr. Gehret answered that it was posted on March 14, 2022; and advertised in the Hummelstown Sun on March 9, 2022 and March 16, 2022.

Mr. Prime opened testimony by explaining that they are proposing to demolish the existing Arby's building and replace it with a drive thru only Chick-fil-A with multiple lanes. The proposed building will be 2900 square feet. He explained once they are successful with the Zoning Hearing Board they will move to Land Development. He continued the allowable maximum impervious coverage is 75% and will have maximum impervious coverage of 78.5%. He noted the proposed dumpster location is the only area they have to put it.

Mr. Thornton noted the reason that they need these variances is that there is no additional land for them due to this site being in a shopping center. He continued there are no great locations for the dumpster where the truck can easily access the site.

Mr. Sirb questioned the applicant on the location of the dumpster.

Mr. Dowling requested the applicant to approach the board.

Mr. Thornton approached the board to review the plan with the various proposed locations and how the current proposed location works the best for the garbage truck to easily access the dumpster. The dumpster enclosure will be brick and match the Chick-fil-A building and will be 8 feet in height.

Mr. Sirb questioned the number of drive thru lanes.

Mr. Thornton answered there are two drive thru lanes and a third multi-purpose lane purposed.

Mr. Dowling questioned the outside tables.

Mr. Thornton noted there will be outdoor seating and a walk up window.

Mr. Dowling questioned the impervious issue.

Mr. Thornton noted to the eastern end noting to the landscaping. He explained that landscaping will be additional parking for customers and Chick-fil-A team members.

Mr. Sirb questioned the code on parking.

Mr. Thornton answered the code is 28 but with the walk up window, pick up app and delivery options the additional parking is needed.

Mr. Gehret noted the code is 24.

Mr. Sirb questioned the applicants number of proposed parking spaces.

Mr. Prime answered 34. He explained there are 25 team members working during the peak time, people who may wish to order and eat outside at the walk up window, and delivery drivers pick up food from various food apps like Uber Eats.

Mr. Emery noted a majority of the parking will be taken by employees.

Mr. Thornton noted the garbage truck comes with the business is open and they work to schedule the truck during quiet hours.

Mr. Dowling questioned if anyone from the audience wished to be heard.

Mr. Dowling swore in William Miller of 4311 Crestview Road.

Mr. Miller questioned if Chick-fil-A would be caring for the repairs of the sidewalk on the property.

Mr. Thornton answered they would be repairing the sidewalks as needed and by law they would bring them up to code. He noted the sidewalks he is referring to are the sidewalks on Parkchester Road and Jonestown Road.

Mr. Dowling questioned if any member of the Board wished to make a motion on the request for a docket 1452.

Mr. Sirb motioned to accept the plan as submitted.

Mr. Dowling seconded the motion.

Mr. Dowling requested Mr. Turner to conduct a roll call vote: Mr. Hansen, aye; Mr. Emery, aye; Mr. Staub, aye; Mr. Sirb, aye; Mr. Dowling, aye.

Mr. Dowling noted the application has been granted.

This hearing ended at 7:28 p.m.

Respectfully Submitted,

Kristi Focht

Kristi Focht, Recording Secretary

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Docket 1453

Applicant: Brad Goddard

Address: 322 Dry Run Road, Grantville PA 17028

Property Owner: Brad Goddard

Property: Tax Parcel Number 35-044-144

Applicant: Variance from allowed uses and variance from dimensional requirements in connection with the proposed construction of a duplex house on a vacant lot. The property is zoned CN – Commercial Neighborhood.

The Hearing Began at 7:30 p.m.

Mr. Dowling noted that the applicant nor any representation for the applicant was present. The meeting was adjourned.

Respectfully Submitted,

Kristi Focht

Kristi Focht, Recording Secretary