

CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES
FEBRUARY 26, 2007

The regular monthly meeting of the Conewago Township Planning Commission was called to order at 7:00 p.m. by the acting chairman, Steve Tawney, Daryl Hull. David Zambito, James McCoy, Lynn Kann and Jeff Shue P.E. were present.

The previous minutes were approved as distributed.

OLD BUSINESS: None

-NEW BUSINESS:

- Michael Mundis presented a request to waive road fee in lieu of or road widening requirements no new building lots are being created. Motion by Mr. Hull, second by Mr. Zambito, unanimously carried, to approve the waiver request.

-Michael Mundis, Final Subdivision Plan. This plan is a reverse subdivision plan combining two lots into one lot. No outstanding comments. Motion by Mr. Kann, second by Mr. McCoy, unanimously carried, to recommend approval of the subdivision plan.

-Donald Knouse, 805 Copenhaffer Road requested a special exception use to operate a vehicle repair shop at 705 Copenhaffer Road in an existing garage. (Section 668) The building currently houses his personal property and will continue to be used for personal storage. Part of the building will be converted into an office for his towing business. The primary interest is his towing business which does not include any off truck vehicle storage. Mr. Knouse states that this is a pickup and drop off, truck parking location only. He currently contracts with PADE for pickup and delivery of inventory. Turn around time is usually 24 hours, no vehicle storage will take place on the property.

* At this time Lou Anne Bostic, township manager, notified the audience that the proceedings were being audio taped without notification by Loretta Wilhide. *

The following residents voiced opposition to the request:

-Carl Fidler, 150 East Butter Road has concerns regarding site distance at the Copenhaffer/Butter intersection. Mr. Knouse presented pictures that show no problem exists. Mr. Fidler is also concerned regarding entrance onto Copenhaffer Road. The zoning ordinance requirement states that entrance must be off a collector road, which is Copenhaffer Road.

-Loretta Wilhide, 120 Witmer Road, had questions regarding the building permit application and existing building.

-Gregory Wilhide, 685 Copenhaffer Road, has a problem with a towing business being operated on this property.

-Melissa Dolan, 785 Copenhaffer Road, stated that this operation is no different than any other employment that requires personal equipment or supplies, and is paid by the contracting agency.

-Joseph and Katharine Prebula, 745 Copenhaffer Road, stated that they do not have a problem with the towing part of the operation, however, they would like to see conditions placed on the vehicle service operation.

-Frank Trimboli, 790 Copenhaffer Road, stated that he does not have a problem with the operation.

-Margaret Burg, 850 Copenhaffer Road has concerns regarding the entrance onto Copenhaffer Road. Margaret thanked the commission for sending applications to the Zoning Hearing Board with recommendations.

-Dale Sweitzer, 340 Copenhaffer Road, had questions regarding the township right of way for this portion of Copenhaffer Road.

Motion by David Zambito, second by James McCoy, unanimously carried, to recommend approval of the Special Exception with the following conditions being placed on the approval:

- No parking on the north side buffer-zone area.

- Vehicle repair shop hours of operation limited to 10:00 a.m. to 11:00 a.m.

- No signage.

- Special exception to operate a vehicle repair shop is to be abandoned when property is sold.

- Maximum 3 employees, including owner.

- No outside vehicle storage.

-Peggy Knouse, 805 Copenhaffer Road, requested a special exception use to establish caretaker/watchman quarters in an existing building on the property. Ms Knouse has a commercial dog kennel business on the property. No additional building or parking are being proposed. All township criteria will be met. The following residents commented on the application:

1- Greg Wilhide, 685 Copenhaffer Road states that the existing building should hook to public sewer.

2- Carl Fidler, 150 East Butter Road, made statements regarding the current use of the property.

3- Jeff Wilhide, Copenhaffer Road, made statements regarding the sewer status of the property.

Motion by Mr. Zambito, second by James McCoy, unanimously carried, to recommend approval of the Special Exception use to establish caretaker/watchman quarters, with the following condition:

- Sewer and water must be addressed.

-Charles Eckenrode and Attorney Robert Katherman, requested a special exception/variance to expand the established non-conforming use of a Haunted House and the indoor recreational facility for people under 21. The existing use of the one building for the under 21 establishment would like to be relocated across the street in another existing building. The 'mill' would continue to be used for the Haunted House. The Haunted House activity is only six weeks per year and the under 21 club will be located in an already existing building previously used for commercial activities as a grain storage/feed store and feed manufacturer facility. No new building activity is proposed. The applicant states that all approvals necessary for a commercial operation will be met. No public comments were presented. Motion by Mr. Hull, second by Mr.

Zambito, unanimously carried, to recommend approval of the Special Exception/Variance to expand a prior non-conforming use with the following conditions:

1- Sewage needs must be addressed.

2- No further impervious surface to be created.

3- No further building.

4- Any and all additional conditions must be met with respect to the operation of a commercial establishment.

5- All previously approved conditions must remain the same.

-David Swartz, 1955 Copenhaffer Road, requested a special exception to expand or alter a nonconforming use and create a caretaker/watchman dwelling. The applicant wants to create an apartment on the second floor of an existing garage on the property in order to care for his mother's health issues. The property currently has two dwellings and one garage. The small dwelling is uninhabitable and will be used for storage only. No public comments were presented. Motion by Mr. Hull, second by Mr. Zambito, unanimously carried, to recommend approval of the Special Exception, Sections 624 & 611, to convert the existing second story garage into a caretaker/watchman dwelling.

Adjournment: Meeting was adjourned at 9:12 p.m.