

CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES
September 24, 2007

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

PLEDGE OF ALLEGIANCE

The previous minutes were approved as distributed.

OLD BUSINESS: None.

-NEW BUSINESS:

- Hillside Orchards, Final Subdivision Plan. Blaine Markel and Jim Craft presented the 12 lot plan for property located off of Jug Road. All comments have been addressed. Motion by Mr. Zambito, second by Mr. Hull, unanimously carried, to recommend approval of the plan.

-Ginter/Zellers, Variance. Jane and Darrell Ginter presented the variance request for property located at 1625 Jug Road. The request is to reduce the rear and west side property line setback requirement. A garage and deck were constructed within the setback area. Motion by Mr. Hull, second by Mr. McCoy, unanimously carried, to recommend the variance be granted as follows:

Rear setback reduction from 40' to 31'.

Side setback (west side only) reduction from 25' to 24'.

PUBLIC MEETING TO PRESENT THE CONEWAGO DRAFT COMPREHENSIVE PLAN

Bob Shellhamer from SSM gave a brief presentation that included the future land use map and explained that the comprehensive plan addresses the township's needs for the next 20 years.

Mr. Tawney asked for commission member comments:

-David Zambito stated that he likes the way the Historic Preservation and Commercial Development is being addressed. He has concerns with traffic control especially along Copenhaffer Road, and would like the township to address the issue with traffic calming planning including diverting traffic from Copenhaffer Road by providing interconnections between developments, building parallel roads, reducing speed limits and controlling speeding. Dave does not want to encourage more traffic using Copenhaffer Road. Jeff Shue stated that the township might want to consider a reclassification of Copenhaffer Road, from the Susquehanna Trail to Butter Road, to a Rural Minor Collector Road. This would allow further improvements to the road in the form of planning controls.

-Daryl Hull feels that the population growth percentages are incorrect. (Pg 5-15) The estimates were provided by The York County Planning Commission. Mr. Hull also wanted to know the percentage changes for each land use that are being proposed on the future land use map. Mr. Shellhamer referred him to Chapter 4 of the Draft Plan. Daryl is concerned with the proposed Medium Density zone that is proposed for the Bennett Run Development along Butter Road. The density range being proposed varies from 10,000 square feet per lot, to one acre per lot, however lower densities could be permitted if on-site facilities are used. Jeff Shue and Lou Anne informed Mr. Hull that the approved development would meet the zone requirements.

-James McCoy asked if the Agricultural Security Areas within the township would be affected by any zone changes and was informed by Lou Anne that the areas would not be affected.

-Steve Tawney is concerned about the proposed Village Center zone that is proposed for the corner of Conewago Creek Road and Bowers Bridge Road. Mr. Tawney was informed that public sewer is available for this area.

Hearing no further comments from the board Steve Tawney turned the meeting over for public comments.

-George Herman, 960 East Butter Road stated that he and his wife feel that when the township changes any land use they forget about the long-term residents of the township. Mr. Herman states that increasing the lot size for agricultural property will cause a large decrease in property value due to the fact that their property represents a good portion of their personal assets.

-Charles Zitnick, 440 Cloverleaf Road, stated that the owners of agricultural land would have their properties severely devalued with the proposed agriculture zone provisions. Mr. Zitnick pointed out an error on the land use map, the Greenspring Industrial Park property is incorrectly shown as agricultural.

-Philip Figdore, 475 Jug Road stated that his property rights would be taken away with the proposed agriculture zone provisions. Mr. Figdore states that farming in the community is dying and the idea of Conewago Township being an Agricultural based community is a myth. He feels that a better way to control growth without taking away property owner's rights should be considered.

-Chris Lau, 1270 E. Butter Road stated that his property rights would be taken away with the proposed agriculture zone provisions.

-Ted Jensenius, 50 Cemetery Road stated that his property rights would be taken away with the proposed agriculture zone provisions.

-Dana Sipe, 1370 East Butter Road stated that his property rights would be limited with the proposed agriculture zone provisions.

-John Walters, 40 East Andes Road stated that his property was rezoned to Industrial during the last Zoning Ordinance update and he feels that his property was devalued. Mr. Walters feels that there is enough Industrial zoned acreage available in the township.

-Jeff Georg, represented PADE, asked the township to consider including the section of property located between I83, Locust Point Road and the intersection of Locust Point Road and Bowers Bridge Road, as an Industrial Zone.

-Appalachian Mountain Club representative Jennifer Heisey, and Mason-Dixon Trail System representative Jim Hooper, were present to request that the township consider

-Including a section in the plan recognizing the PA Highlands Greenway and PA Highlands Trail Network including how it relates to the Mason-Dixon Trail System.

-Include a description for the Mason-Dixon Trail System that it is primarily on the road and needs to be re-routed off the road and protected.

-Include the township's commitment to aid in protecting the PA Highlands Trail Network. (i.e. working with developers and property owners to obtain easements and include a trail corridor as part of their plans.)

The typing errors and zone use for Greenspring Industrial Park will be corrected and the corrected draft will be presented for another public meeting at the next Planning Commission Meeting, scheduled for October 22nd.

Adjournment: Meeting was adjourned at 8:42 p.m., on a motion by Mr. Hull, second by Mr. Kann, unanimously carried.

Respectfully submitted,

Lou Anne Bostic
Acting Recording Secretary