

CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES
October 22, 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, David Zambito, Lynn Kann and Jeff Shue were present.

PLEDGE OF ALLEGIANCE

The previous minutes were approved as distributed.

OLD BUSINESS: None

-NEW BUSINESS:

-Bennett Run Phase II, Final Subdivision Plan presented by Rick Fink. David Zambito inquired as to if he should be excused from this because it effects his property. The board left it up to Mr. Fink who stated he does not have a problem with him remaining. The preliminary plans were previously approved. Mr. Shue questioned him about the rec fees which Mr. Fink stated that they would be handed over to the Board of Supervisors at their meeting. Upon approval of the two administrative items which are the engineer and surveyor signatures on the plan and the bond which is being reviewed, Mr. Zambito motioned to approve the plan, second by Mr. Kann, unanimously carried.

-Greenbriar Estates, Final subdivision plans presented by Matt Dubbs. Final plans have already been approved under conditions addressed by Jeff Shue. These conditions are as follows, sewer approval, screening, parking requirements, right of way shown on plan and the administrative fee's provided to township. Mr. Kann made motion motion to accept plans when conditions are met and Mr. Zambito second the motion and was unanimously carried.

-PADE, Waiver request which was presented by Craig Wilson and Jeff Georg. The three waivers were 406A-18, existing contours, 505D-widening of existing streets, 406A.6- showing major features. Mr. Zambito motioned to grant all three waivers and Mr. Kann second, unanimously carried.

-PADE, Final Subdivision Plan which was also presented by Craig Wilson and Jeff Georg. Plan was to combine three parcels to make one. Jeff Shue commented that the plan needs the owner and surveyors signature. Also York County Planning needs to review the plan. Mr. Kann motioned to approve the plan when conditions are met, second by Mr. Zambito, unanimously carried.

UPDATES ON THE COMPREHENSIVE PLAN:

-David Zambito-see attachment on comments. Mr. Zambito also requested that each of the Board of Supervisor members receive a copy.

-Steve Tawney stated that the industrial zone that is already here is spoken for, we need more industrial zone. Perhaps 83E to Locust Point should be set aside for future use. We need to look into transferable developmental rights.

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

-Philip Figdore, 475 Jug Rd., state we need to consider tax the base. He commented that we need to give due consideration to increase industrial acreage, and look at future land use and decide where you would use it. He also thinks commercial retail is an excellent point. We need commercial space to service where the population is. The corner of I83 or in this section makes sense. Mr. Figdore wanted to know the meaning of village concept. Another comment was to focus on industrial and commercial. Mr. Figdore thinks we should incorporate ideas from the PA Highlands such as putting trails on the maps.

-Charles Zitnick, 440 Cloverleaf Rd., stated most Agricultural area is residential. He thinks we need to leave the existing lot requirements alone. Focus in on page 511 when board makes recommendations.

-George Herman, 960 East Butter Rd., stated he is concerned about his future plans if the comprehensive plan is changed. He suggested to change to one acre lots instead of 3 acres. He stated he spoke to the sewer authority and they informed him that one acre lots can handle sewer without a problem.

-Bob Hahn, 460 Jug Rd., stated that you can have developments on a number of acres where it would be a cluster like development and have bicycle paths and greenery and save acreage. He also stated the procedure for the comp plan is that the planning has to make recommendations around the comp plan. He stated that he hopes that before they make recommendations they would amend the comp plan to reflect there recommendations and not just side notes. He said that it is their responsibility to make recommendations prior to recommending to supervisors. Following that the public has to look at that again to review it and they say yes or no before it goes to supervisors again.

-Rick Fink, 545 Cloverleaf Rd., stated he is here as a township resident and not as an employee of Kinsley companies or a rep of Bennett Run. He likes Mr. Zambito's comments. He also stated that he feels that with large lots you run into maintenance issues. He would rather see one acre lots sold. He stated that he is concerned about the village area on the map. He is disappointed that a representative is not here from SSM. Mr. Fink also thinks cluster development is a good idea but not in a Agricultural Zone.

Mr. Tawney would like to table till the next Planning meeting and would like the consultant from SSM to attend. He also requested that all board member have note pads for the next meeting.

Mr. Zambito motioned to have the consultant attend the next meeting to discuss sliding scale, village and other issues. Motion by Mr. Zambito, second by Mr. Kann, unanimously carried.

Adjournment: Meeting was adjourned at 8:50 p.m., on a motion by Mr. Kann, second by Mr. Zambito, unanimously carried.