

CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

September 27, 2010

The regular meeting of the Conewago Township Planning Commission was called to order at 6:30 P.M. by Dave Zambito, James McCoy, Curt Knaub, Jeff Shue P.E. and Kim Beard were present.

PLEDGE OF ALLEGIANCE

The minutes of August 23, 2010 meeting were approved on a motion by Mr. Knaub, second by Mr. McCoy and unanimously carried. The vote is recorded 3 to 0.

RECOGNITION OF PUBLIC REQUESTS: None

NEW BUSINESS:

-Michael Rutter Waiver request Section 406.a.18, represented by Andrew Miller of LSC Design. A waiver is requested of the requirements to show 5' contour intervals in an effort to maintain the plans clarity. Mr. McCoy made a motion to approve the waiver request, second by Mr. Zambito, Mr. Knaub opposed. Let the vote be recorded 2 to 1.

-Michael Rutter, Subdivision Plan, represented by Andrew Miller of LSC Design. Land is located at 4310 and 4325 Lewisberry Rd. Mr. Knaub recommended the approval of the subdivision plan upon any outstanding comments by Jeff Shue being addressed, second by Mr. McCoy, unanimously carried. The vote is recorded 3 to 0.

-U.S. Homes, Special Exception, single-family attached dwellings in the R2 zoning district, Hickory Ridge Mews. This special exception is represented by Mr. Jeff Rehmyer from CGA law firm and Joshua George from Morris & Richie.

Darrel Horst, 424 E. Canal Rd., stated that the representation made to him prior to the sale of the property was not carried through. The road that adjoins his property was to be laid out in such a fashion that the edge of the right of way was to meet his property line. He also has concerns that the homes are not going to be built the way they were originally represented.

Mr. Zambito made a motion that the special exception be granted with the recommendation that the road improvements on Canal Rd. be completed upon the built out of 62 total units for Phase 1 & Phase 2, recognizing that this is a recommendation at this stage and encouraging the applicant to present any evidence as to a more appropriate number to the Zoning Board. Second by Mr. McCoy, unanimously carried. Let the vote be recorded 3 to 0.

Mr. Zambito also would like to note for the record the informal agreement between Mr. Horst and the applicant that they will speak to Mr. Horst prior to the Zoning Hearing Board Meeting.

ADJOURNMENT: Meeting was adjourned at 7:50 P.M. on a motion by Mr. Knaub, second by Mr. McCoy, unanimously carried.

Respectfully Submitted, Kim Beard

