

## CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

March 28, 2011

The regular meeting of the Conewago Township Planning Commission was called to order at 7:00 P.M. by Dave Zambito, Daryl Hull, James McCoy, Curt Knaub, Jeff Shue P.E. and Kim Beard were present.

### PLEDGE OF ALLEGIANCE

The minutes of January 24, 2011 meeting were approved on a motion by Mr. Hull, second by Mr. McCoy and unanimously carried. The vote is recorded 4 to 0.

RECOGNITION OF PUBLIC REQUESTS: None

### New Business:

Edward Garman-Interpretation/Variance/Special Exception, Section 303e Set Backs. Section 627 Expansion or Alteration of Non-conformity. Mr. Garman, 315 Hykes Mill Rd., would like to add a 2<sup>nd</sup> floor over existing structure, to enlarge bedroom and add walk in closet. Mr. Hull recommended approval to the Zoning Hearing Board approval whether it be a variance or special exception, second by Mr. McCoy. Unanimously carried. The vote is recorded 4-0.

Donald Hale-Special Exception Section 627 Expansion of a pre-existing Nonconformity. Mr. Hale, 815 Locust Point Rd., would like to install a 24' round above ground pool with deck. It is a residential use within an industrial zone. Mr. Knaub made a motion to approve it based on the reason because it was a pre-existing residence before it was rezoned commercial and it should still have the same use as when they originally owned it. Second by Mr. Hull, unanimously carried. The vote is recorded 4-0.

George Frysinger-Waiver Request 406.a.17 concerning contour intervals. Represented by Dave Hoffman. Mr. Hull recommended approval of the waiver, second by Mr. McCoy, unanimously carried. The vote shall be recorded 4-0.

George Frysinger-Waiver Request 525.c. Concrete or stone monuments are required to be set at the intersection of lines forming angles in the boundaries of the subdivision. Mr. Hull recommended approval of the waiver request, second by Mr. Knaub, unanimously carried. The vote shall be recorded 4-0.

George Frysinger-Reverse Subdivision, represented by Dave Hoffman. Mr. Frysinger owns an 18 acre parcel section on Rooster Lane and Bowers Bridge Road. His daughter would like to purchase the 18 acres and combine together as one lot. Mr. McCoy recommended approval of subdivision, second by Mr. Hull, unanimously carried. The vote shall be recorded 4-0.

Hickory Ridge Mews-Preliminary Land Development Plan, represented by Rick Castranio with Alpha Construction and Joe Caughy with Lennar Homes. This plan went before the board last November for a special exception to build 136 townhomes. There are 62 homes in Phase 1. 12 are occupied with 50 to be built. The discussion at the table was road straightening on Canal Road and traffic concerns, which

was not resolved yet. The board instructed Mr. Castranio and Mr. Caughy to come back next month with a better idea of when the road improvements will be completed.

Fox Run Heights-Sketch Plan, Byron Trout with Gordon Brown Associates and Attorney Marc Roberts were representing the plan. The owners Gary and Dixie Waltersdorf were also in attendance. This plan is an approved preliminary subdivision plan, all permits were kept up to date. However Penndot would not extend permit. They requested changes that were impossible for various reasons. They are resubmitting a new plan with the only difference being the entrances. They are not creating any additional lots. They are asking for permission to modify approved plan with the relocation of second entrance. The board advised them to relook at other options and make some additional modifications along with reviewing traffic study and bring the plan back possibly next month.

ADJOURNMENT: Meeting was adjourned at 8:20 P.M.

Respectfully Submitted,

Kim Beard