

CONEWAGO TOWNSHIP PLANNING COMMISSION MINUTES

April 25, 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 March 28, 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:

Hickory Ridge Mews-Revised Preliminary Subdivision Plan, represented by John Murphy with Alpha Consulting Engineers, Inc., Steve Ness and Joe Coughy with Lennar Homes. Mr. Zambito excused himself because his law firm is in a litigation with another developer represented by Mr. Murphy. Mr. Murphy stated that he does not have any objections with Mr. Zambito's comments and he thinks he can be fair. Mr. Zambito decided he will not excuse himself. The two main issues with the plan are the Phase I lot density and the Canal Road and Beech Ridge Lane improvements. There are also some technical issues they need to be addressed. They are waiting for comments from the solicitors on the density issue. Mr. Murphy submitted a proposal of units that need to be built before the improvements can begin on Canal Rd., the proposal is attached to the minutes.

Mr. Hull made a motion to approve the Revised Preliminary Plans with the understanding that they can pull no more than 90 occupancy permits from either Phase 1 or Phase 2 but do not get 91 issued until which time the road improvements and extension road is completed and approved by the township. That total includes the 12 that are already built. Also, the comments must be addressed from the C.S. Davidson letter dated April 19, 2011, copy attached with minutes. Vote: Mr. Knaub-aye, Mr. McCoy-aye, Mr. Zambito-opposed. Motion carried.

ADJOURNMENT: Meeting was adjourned at 8:05 P.M.

Respectfully Submitted,

Kim Beard